GET INSPIRED LIVING LARGE IN SMALL HOUSES

Tiny Homes®

DOWNSIZE WITH STYLE

Dream Digs Under 1,000 Square Feet

HOW TO SAVE

Smart Ideas for Every Budget

ORGANIZING TIPS

Storage Hacks for Tight Spaces

ON THE MOVE

Tiny Houses on Wheels

LOOK INSIDE!

14 Beautiful Homes

PLUS

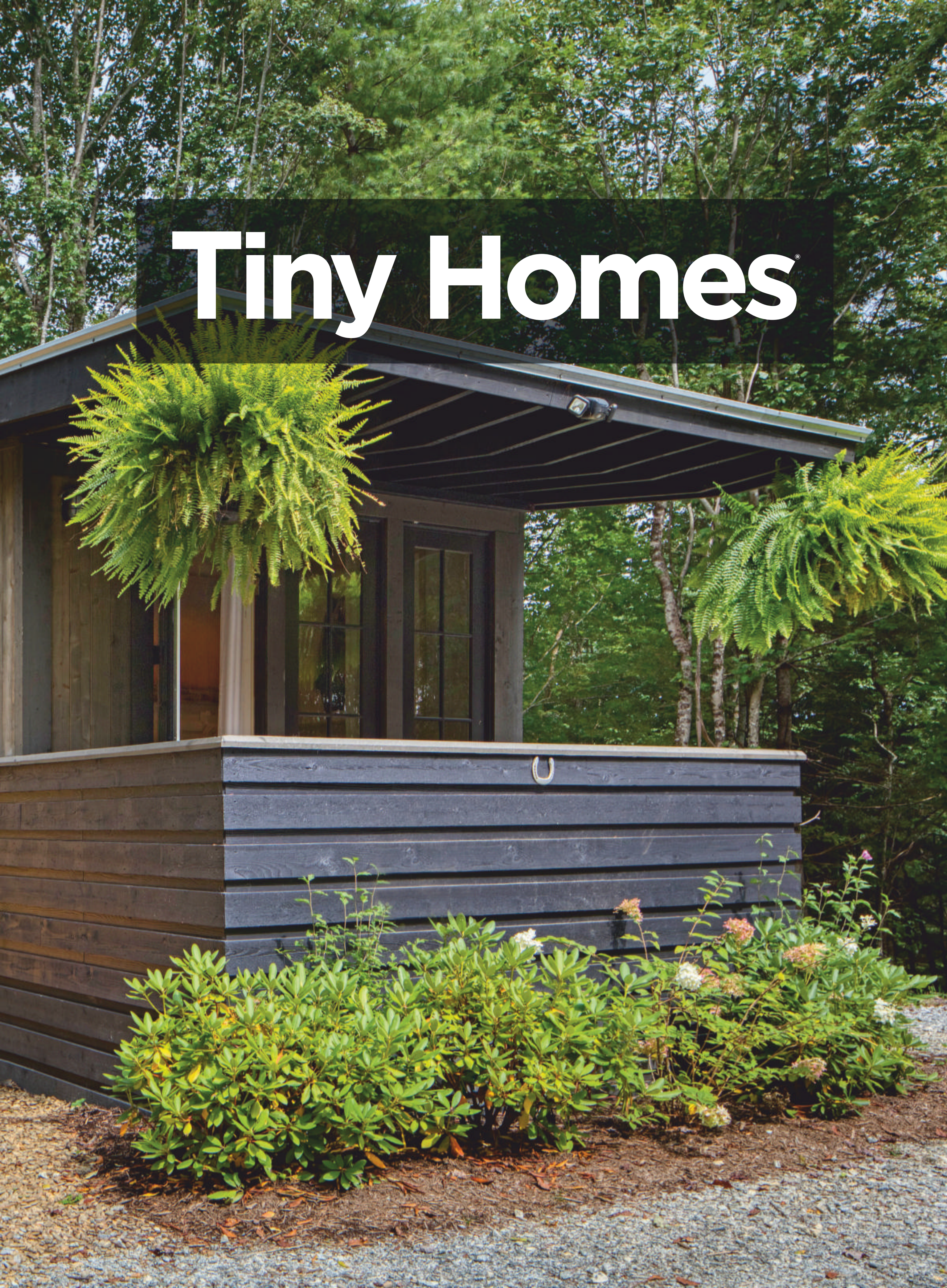
- Best Pre-Built Designs
- Family-Friendly Solutions
- Essential Building Checklist

Updated Special Edition

VISIT…

LANZAROTE
Caliente.COM

Tiny Homes®



— contents —

EDITOR'S NOTE

This latest issue of *Tiny Homes* magazine makes us realize how far the small-house movement has come since its earliest quirky beginnings. Today's smaller spaces now feature the work of some of the world's most inventive designers and architects who have engaged in creating many of the sensible, beautiful and affordable houses you'll find in this issue!

—John Riha

LIVING SMALL

8 **PROS & CONS OF LIVING TINY**
Is this lifestyle for you? Read our checklist before you say yes!

10 **EIGHT WAYS TO SAVE PRECIOUS SPACE**
These smart hacks will help you live large in minimal footage.

14 **STAYING SMALL WITH STYLE**
Space-saving appliances to make your kitchen très chic.

18 **ARTISTS IN RESIDENCE**
This ingenious Ecocapsule pod will boost your creativity.

22 **FIVE TIPS FOR LIVING TINY WITH PETS**
Make room for dogs and cats!

ON SOLID GROUND

28 **A CAN-DO STUDIO**
Updated building codes let a small cottage take root on an existing home's property.

34 **A FIELD OF DREAMS**
A Maine family lives large in an energy-efficient house.

40 **MY REALLY BIG LITTLE HOUSE**
A Georgia architect turns a beach cottage into a home.

46 **LOW COUNTRY STYLE**
A gracious home in South Carolina shows that traditions have a lot to offer.

52 **PREFAB PERFECTION**
A factory-built house on a beautiful lot makes an Oregon couple's dream come true.

ON THE MOVE

62 **ELEMENTS OF FINE DESIGN**
These are the keys for creating livable—and beautiful—tiny houses on wheels.

68 **RULES OF THE ROAD**
Here's what you need to know before picking up and moving your home.

72 **ROCK-SOLID LOVE**
Custom touches make a one-of-a-kind tiny house.

78 **THE LIGHT FANTASTIC**
Creative illumination helps this home eclipse all others.

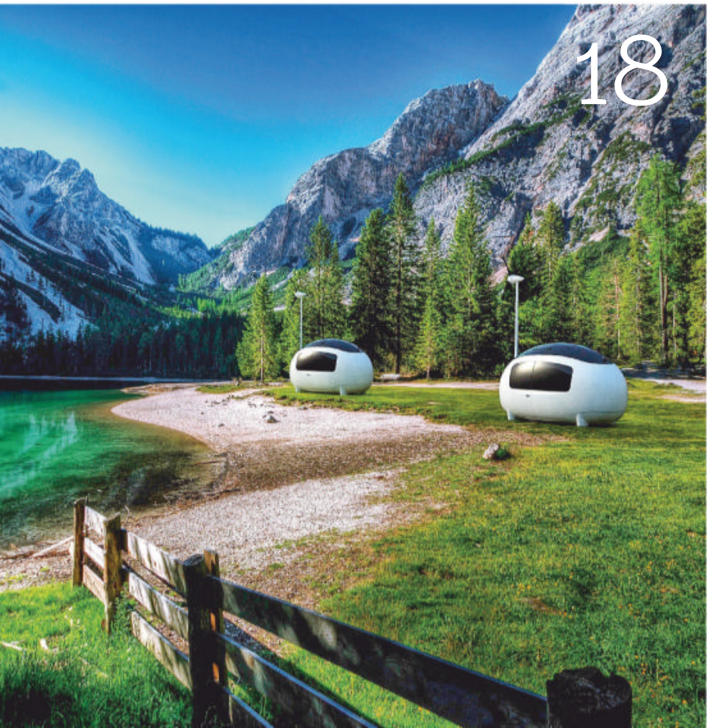
84 **WATER WORLDLY**
A Seattle woman embraces life on a houseboat.

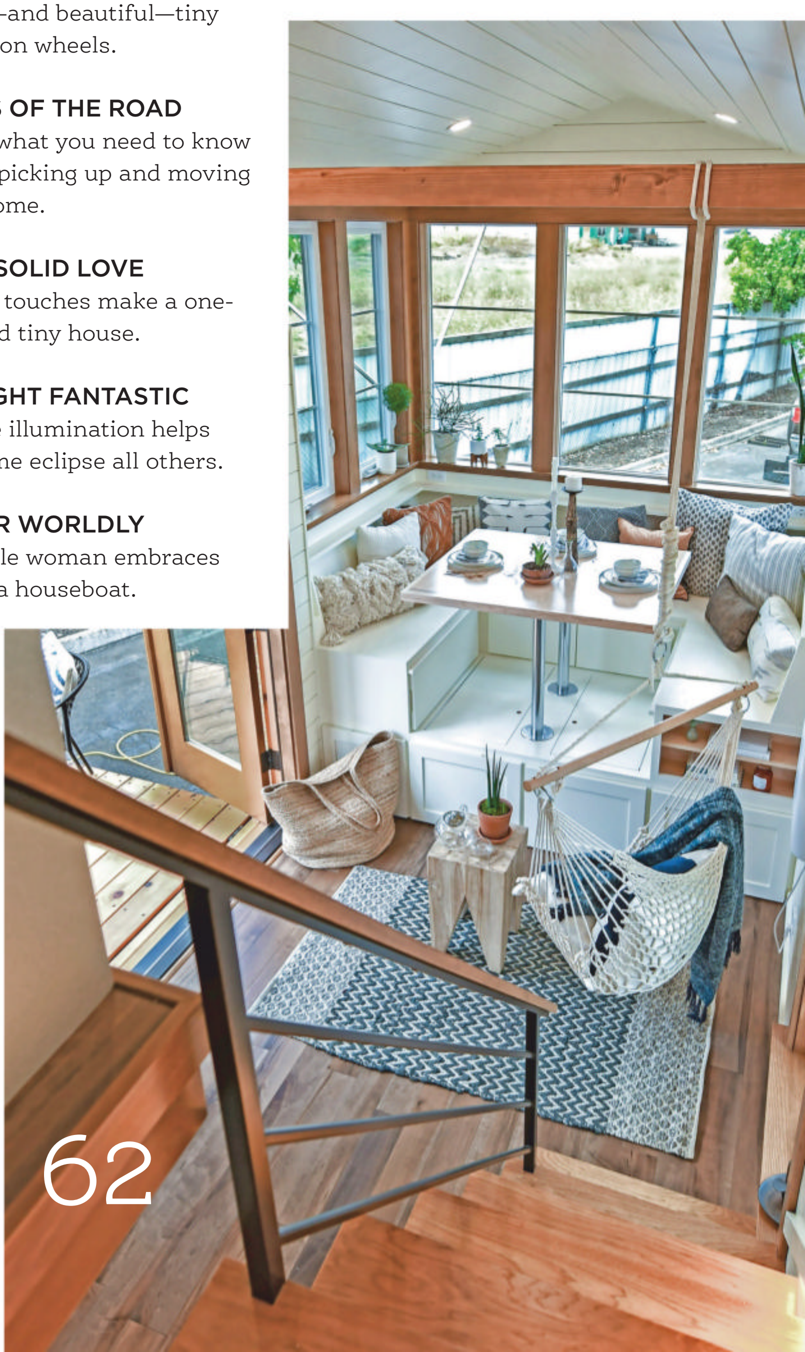
DREAM GETAWAYS

92 **CULTURE COMBO**
In this home, English charm meets the American West.

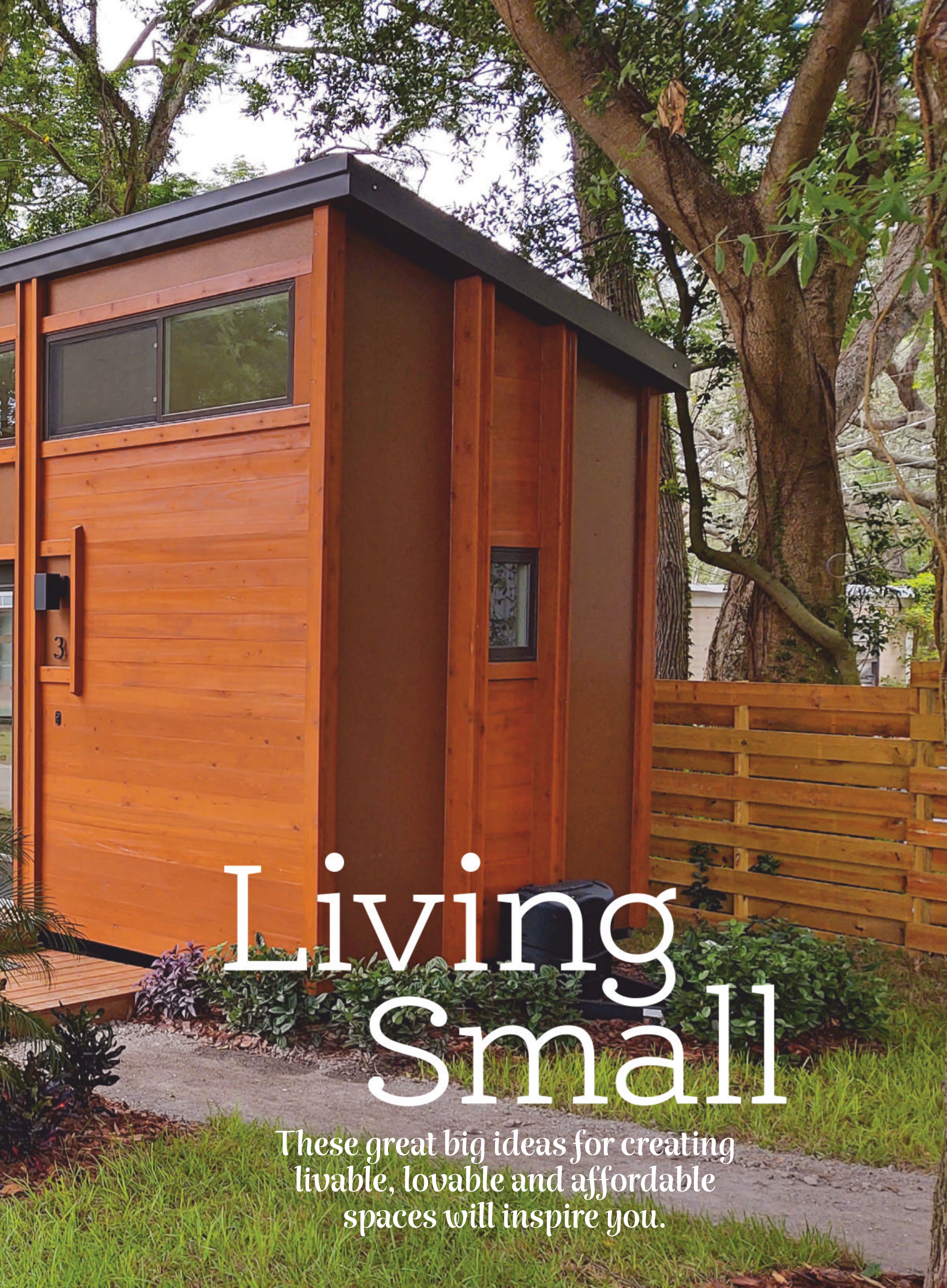
98 **NENE IN PARADISE**
An island cottage calls a Seattle woman back to her Hawaiian roots.

104 **FROM CITY TO SERENITY**
A vacation destination becomes a permanent home for a family of four.





TINY-HOUSE communities are a great way to live near folks who share your appreciation for a scaled-down lifestyle.



Living Small

These great big ideas for creating livable, lovable and affordable spaces will inspire you.

Pros and Cons of Living Tiny

Small homes have a lot going for them, but nobody said they're perfect. Before you take the plunge, be sure to consider the minimalist lifestyle from all angles. BY JENNA KAUSAL

ALFRESCO DINING *became even more popular with the COVID-19 pandemic.*

CON | YOU CAN'T HOST INDOOR PARTIES

Tiny houses often have a limited amount of space for guests to congregate, so throwing a party with lots of people gathered in the kitchen just isn't practical—or desirable. Instead, many tiny housers decide to host their parties in the backyard, at a nearby park or at their favorite restaurant.

PRO | CLEANING IS A BREEZE

Tidying a tiny house takes just a few minutes compared to a "normal-sized" one, and because every item and belonging absolutely needs a specific storage place, it's easy to stay organized. By the way, daylight is really important for making small spaces feel expansive, so be sure to wash windows regularly—in your small house, there won't be that many to do!

CON | ACCEPTING GIFTS ISN'T ALWAYS AN OPTION

Birthdays and holidays can be a minefield when your friends and family don't really understand that you have limited space. Tangible gifts can create clutter, and that's not an option for someone who has worked so hard to downsize! Instead, ask friends and relatives for "experiences," such as concert tickets and gift cards.

PRO | CHEAPER AND BETTER QUALITY MATERIALS

The overall price of construction for a small-footprint home is often less than that of a regular home using comparable materials and building techniques, simply because there's less square footage. That can mean a lot of budget flexibility when it comes to choosing materials and appliances. Always wanted slate countertops in your kitchen? A towel warmer in the bathroom? There's satisfaction to be had in selective splurging!

STAYING ORGANIZED *is easier when everything has a designated place.*

CON | SACRIFICING IS HARD

In order to downsize, you'll have to give up things you'd like to keep. Some stuff will be easy to part with; others may require an iron will. With a little creative thinking, however, you might come up with a compromise. Can't bear to part with the old upright piano you inherited? Maybe switching to a smaller electric keyboard would be a happy compromise. Bookworms can trade their paper copies for an e-reader. Take heart knowing that things you give away may bring others happiness.

FREE TO A GOOD HOME

CON | SOME PEOPLE WILL THINK YOU'RE CRAZY

Living tiny isn't for everyone, and some people you know might never understand your choice to go small. But you can find your peeps by searching for communities of other like-minded minimalists, whether online, through local organizations or by attending tiny-house festivals.

PRO | SOME PEOPLE WILL THINK YOU'RE CRAZY

If someone doesn't accept your choice to downsize and live as a minimalist, that's totally OK. In fact, that solidifies your standing as a free-thinking individualist with low mortgage payments and an uncluttered life!

Author Jenna Kausal built a tiny house and traveled in it until 2017. She now lives in a small cottage in Seattle. She makes mini-documentaries about alternative lifestyles on YouTube (bit.ly/2YFp18Y). Read her blog at tinyhousegiantjourney.com and follow her on Instagram at @tinyhousegiantjourney.

8 Ways to Save
Precious Space

Get the most out of your tiny house with these supersmart solutions for small rooms. BY DEIRDRE SULLIVAN

Undoubtedly, the most livable tiny homes are brimming with features and amenities typically found in average-sized houses. But it takes planning to squeeze in all the essentials without making an abode feel cramped. To solve the challenges of making the most of limited square footage, designers (and homeowners) have come up with lots of savvy tricks. From shape-shifting furniture to disappearing doors, these ideas will create space and help you live clutter-free in your small home.

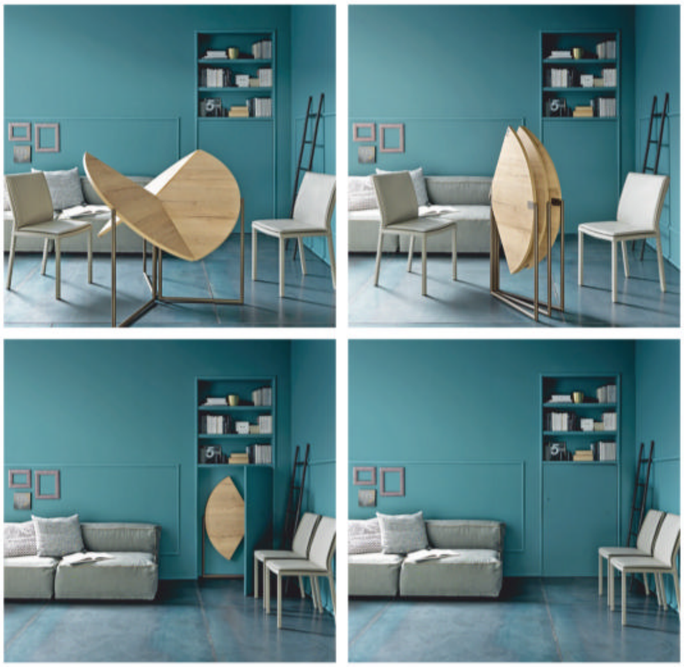
INCREASING STORAGE IN A SMALL HOME OFTEN MEANS THINKING MORE CREATIVELY ABOUT THE SPACE YOU ALREADY HAVE.

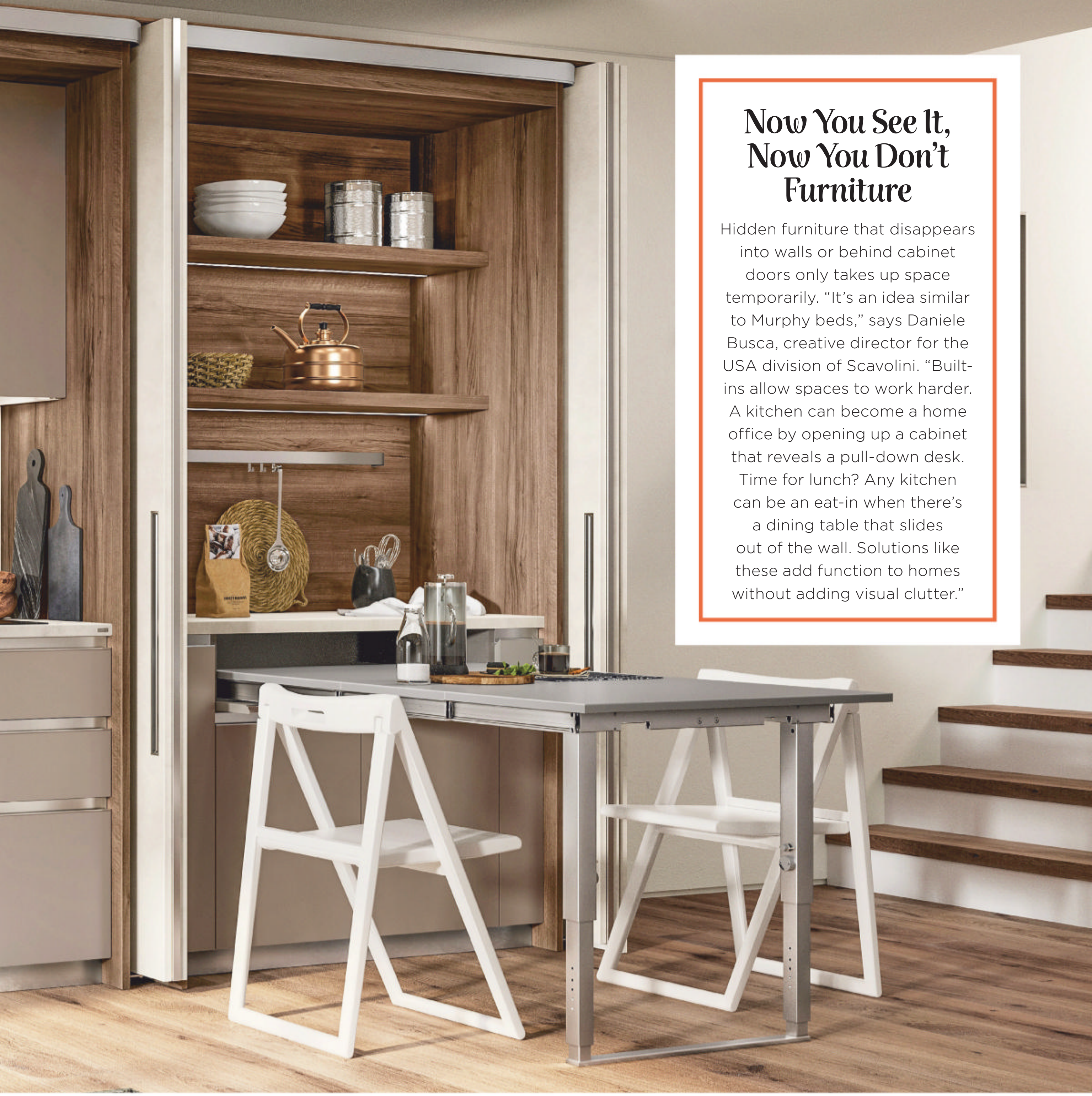
Make Standard Furnishings Do Double Duty

Los Angeles-based interior designer John Linden suggests sticking to furnishings that can perform different functions. “If there’s a way a piece of furniture can be multipurpose, then adopt it,” says Linden. “For instance, invest in a sofa that doubles as a bed.”

Pack It Up

Foldable, free-standing furniture goes anywhere and stows easily when not in use. The Icaro table from Resource Furniture folds out to serve guests, then origamis back into a neat, flat bundle that you can tuck inside a wall cabinet or under a bed.



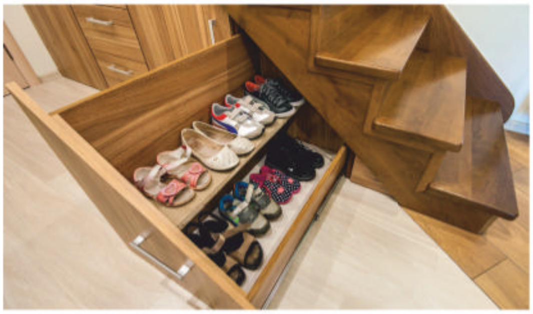


Now You See It, Now You Don't Furniture

Hidden furniture that disappears into walls or behind cabinet doors only takes up space temporarily. "It's an idea similar to Murphy beds," says Daniele Busca, creative director for the USA division of Scavolini. "Built-ins allow spaces to work harder. A kitchen can become a home office by opening up a cabinet that reveals a pull-down desk. Time for lunch? Any kitchen can be an eat-in when there's a dining table that slides out of the wall. Solutions like these add function to homes without adding visual clutter."

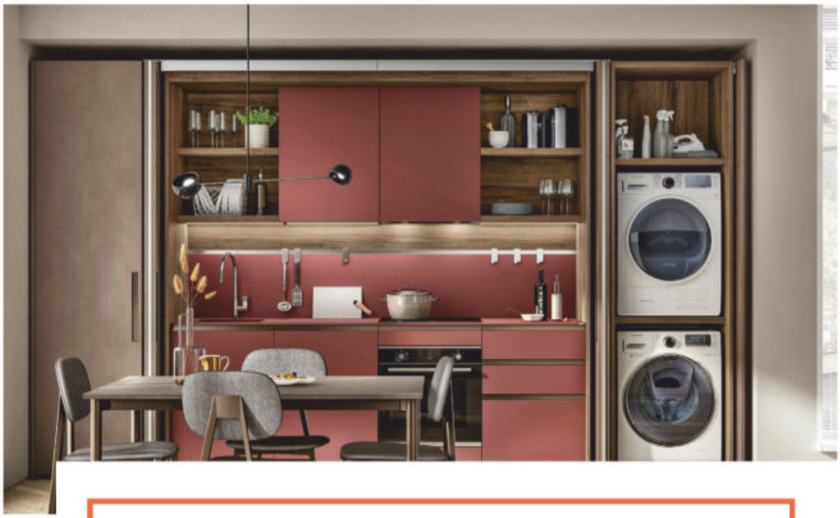
Step Up With Secret Storage

When square footage is at a premium, think about any unused space, especially areas under staircases. With standard cabinet drawer hardware, many odd-shaped places can be turned into pull-out storage. Self-closing drawer slides help ensure invisible storage stays out of sight. Hinged stair treads can swing up to provide storage bins for spare linens and pillows, and for seasonal items such as boots, gloves and scarves.



Think Vertically

The square footage of your floor space might be modest, but you do have other surfaces that you can use? “Shelves running from floor to ceiling can work in any room,” explains New York City architect John Mochelle. In a bedroom or entryway, lower shelves are ideal for shoes, and upper shelves are perfect for folded items or storage boxes. Inexpensive cabinets are another way to maximize wall space, no matter your budget.



Create a Small but Mighty Kitchen

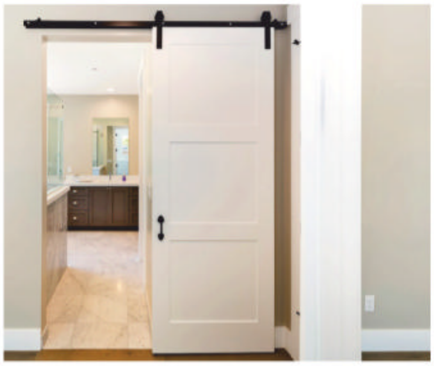
The popularity of small-space appliances makes it easier than ever to add utility to small kitchens. Compact ranges, wall ovens and refrigerators pack lots of functionality into tight quarters, such as this fully equipped, 10-foot-wide kitchen featuring a 24-inch-wide refrigerator and 18-inch-wide dishwasher. A convenient stacking clothes washer/dryer keeps water and drain plumbing all on one wall; a utensil rack means kitchen tools stay close at hand.

Float a New Idea

Floating storage keeps floor space clear, giving rooms an airy, open feel and making it easy to clean. A classic example is a wall-mounted bathroom vanity that hides plumbing drains while allowing access underneath the cabinet for sweeping or storing loose items such as bathroom sandals.

Unhinge Your Interior Doors

Interior designer Rachel Street, who starred on the DIY Network show *Philly Revival,* suggests installing space-saving doors that don’t intrude on floor space. “Pocket doors are great options in tiny homes,” says Street. “Unlike doors that swing out, they slide right into the wall, allowing homeowners to create private zones without forfeiting floor space that could go to furniture.” Sliding barn doors, another option (shown below), travel on tracks and slide along walls, making them a good retrofit option.

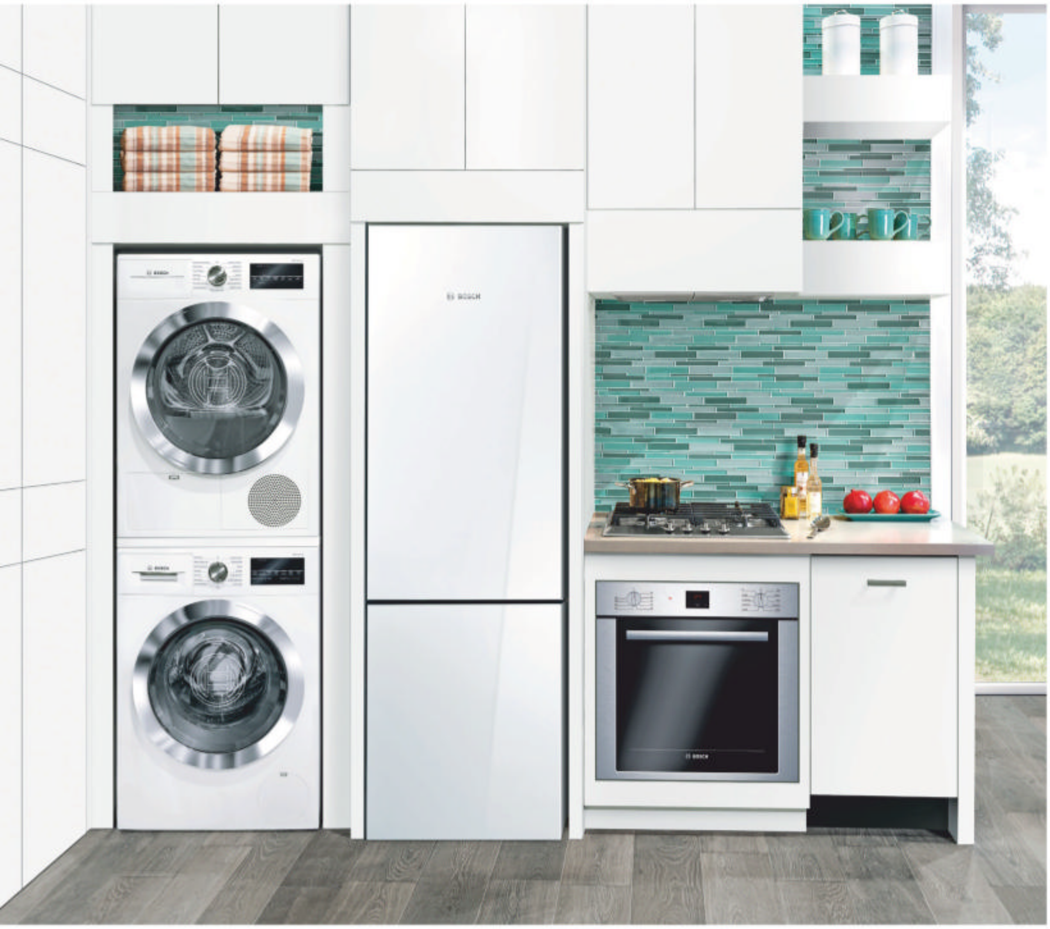


Savvy Space-Saving

Staying Small With Style

These compact appliances don't shy away from performance or panache.

You're downsizing your life, making moves toward more freedom and less worry. But that doesn't mean you can't have a little splurge along the way, especially when it comes to your culinary and laundry necessities. If you're looking to put a smile on your face every time you step into your little kitchen, check out these fine appliances made especially for small spaces.



MINI BUT MIGHTY

Packing an entire kitchen—and laundry!—into less than 10 linear feet, the small kitchen suite from Bosch has everything a tiny houser could want, including (from left to right): a 24-inch-wide 800 Series washer and dryer duo that can be controlled by a smartphone app ($1,649 each); a 24-inch-wide Series 800 bottom-freezer refrigerator ($2,999) for all your perishables; the 24-inch-wide Series 500 gas cooktop ($949) and wall oven ($1,949) are space-saving workmates. Who says you need to wash dishes by hand? The superquiet 800 Series 18-inch-wide dishwasher ($1,199) makes cleanup a total breeze. *bosch-home.com*

COLOR COORDINATED Pennsylvania-based Bluestar Cooking, which was founded in 1880, offers more than 1,000 finish and color choices (including Heritage Blue, shown here) for its Platinum Series of free-standing ranges. The smallest model is 24 inches wide and features a variety of cooktop options, including standard gas burners and a griddle. Prices start at $7,095; *bluestarcooking.com*

DIMINUTIVE DESIGN Induction cooking meets high style with the 25-inch-wide, flush-mounting KM 6320 cooktop from Miele. The three cooking zones are controlled by a digital readout, and two of the zones can be combined to accommodate oversize cookware. $2,499; *mieleusa.com*

SLICK SLIDERS When kitchen space is at a premium, under-counter refrigerator drawers glide to the rescue. Just 24 inches wide, the Sub-Zero ID-24R frees up counter space while keeping food easily accessible. The front panels can be customized to match surrounding cabinets. $4,990; *subzero-wolf.com*

HARDWORKING HELPER Able to gently warm or heat with 18,000 BTUs, the three-burner, 24-inch-wide gas cooktop from Wolf is the ideal small-kitchen helpmate. The grill tops are flush to make moving pots and pans effortless and the burners are sealed for easy cleanup. $1,775; *subzero-wolf.com*

PERFECT MATCH The energy-efficient, 24-inch-wide Integrated Refrigerator/Freezer from Fisher & Paykel has over 12 cubic feet of capacity. Bonus: It can be fitted with custom front panels so the refrigerator matches your kitchen cabinets. $6,899; *abt.com*

Baking Soda

PINK POWER The smallest of AGA's renowned cast-iron stoves, the dual-fuel Classic City 24 is 2 feet wide and is especially designed for smaller houses and apartments. Its enamel front comes in a range of stunning colors including aubergine, duck egg blue, British racing green and blush (shown). It features four burners with enameled cast-iron grates that aid in even heat distribution. There are even two separate ovens; the lower one is designed especially for slow cooking. $12,339; *appliancesconnection.com*

LIGHT FANTASTIC The 18-inch-wide GE Profile dishwasher uses a beam of light to measure water temps and soil concentration, then automatically adjusts wash time. A special feature prevents food particles from circulating. $900; *geappliances.com*

SMOKE BE GONE The sleek, 24-inch-wide Box Chimney wall range hood from Fisher & Paykel has four fan speeds to whisk smoke and cooking odors away. Soft-touch controls and LED lighting complement the contemporary design. $1,199; *abt.com*

PIZZA'S PAL Ten cooking modes (with one that is calibrated for pizza!) make Haier's 24-inch-wide wall oven a chef's best friend. The oven has 2 cubic feet of capacity and boasts "true European convection," meaning evenly distributed heat when convection cooking. $1,199; *haierappliances.com*

350F 1200
Haier

BIG FEATURES, SMALL FOOTPRINT Haier's 2.9-cubic-foot-capacity electric range has a smooth glass cooktop with four heating elements. Only 24 inches wide, it has three oven modes, a storage drawer and a hidden, bottom-mounted heat element for fuss-free cleaning. A rear fan and additional heating element distribute hot air throughout the oven for fast, even baking. $1,599; *haierappliances.com*

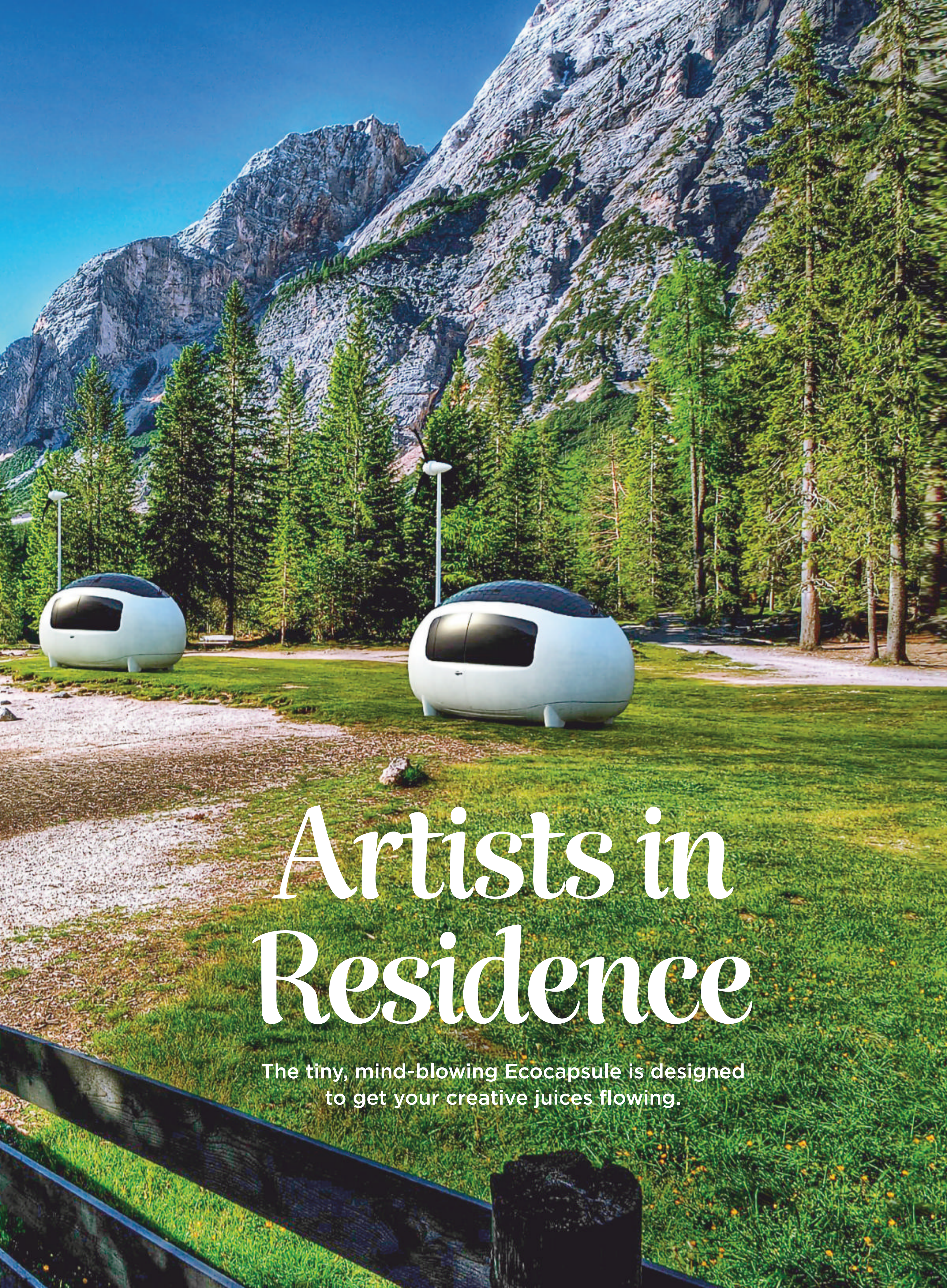
STEAMY RELATIONSHIP Gaggenau's 24-inch-wide, 400 Series Combi-steam wall oven has convection temps ranging from 85 to 450 degrees Fahrenheit and humidity levels ranging from 0 to 100 percent so you can create the ideal cooking environment for any dish. Helpful features, such as a meat thermometer, automatic cleaning and steam evacuation, are standard. From $4,499; *gaggenau.com/us*

100°
GAGGENAU

FIND IT FAST Two freezer drawers in GE's 11.9-cubic-foot-capacity refrigerator/freezer mean you won't lose track of what's stashed at the bottom. The 24-inch-wide, Energy Star-qualified model GLE12HSLSS features LED lighting and a temperature gauge mounted on the outside of the door. $1,649; *geappliances.com*

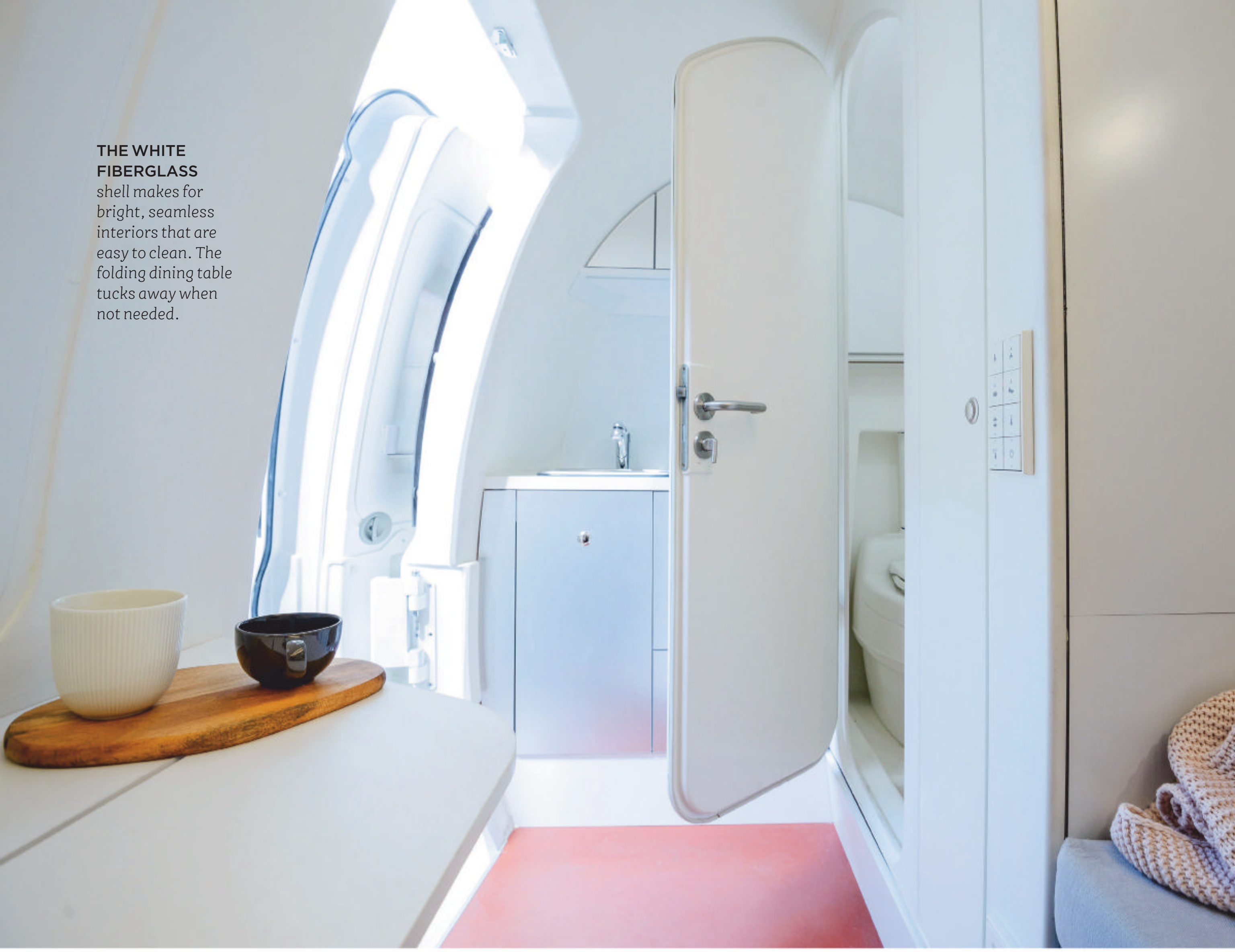
PREFAB PODS SUCH AS THE ECOCAPSULE DON'T REQUIRE BUILDING PERMITS BUT DO NEED PERMISSION FROM THE LANDOWNER WHERE THEY'RE SITED.

SELF-CONTAINED, *off-grid Ecocapsules include solar and wind power, and water-collection systems.*



Artists in Residence

The tiny, mind-blowing Ecocapsule is designed to get your creative juices flowing.



THE WHITE FIBERGLASS *shell makes for bright, seamless interiors that are easy to clean. The folding dining table tucks away when not needed.*

Why do writers and painters seem to live in the coolest places? From slope-walled garrets in Paris to cabins tucked in the mountains of Montana, creative hopefuls often find their way to dreamy digs that inspire the muse.

That idea of making small spaces especially for would-be novelists and budding Van Goghs was the impetus behind the development of the Ecocapsule, a self-sustaining portable abode that can be easily transported anywhere, from a distant lake to a modest urban backyard.

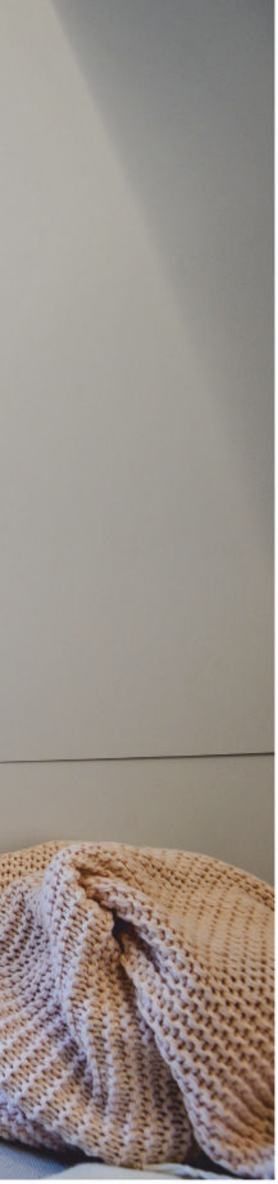
The prototype was created in 2009 by Slovakia-based Nice Architects as an entry to the Andes Sprout Society Idea Competition, a contest to design living quarters for artists. Although the prototype didn't win at the event, it inspired the architects to form the Ecocapsule Company and devote their energies to designing and manufacturing egg-shaped, go-anywhere living spaces.

The futuristic-looking Ecocapsule has 88 square feet of living space and includes a kitchen, bathroom with a shower, and a seating area that functions as a workspace by day and converts to a roomy bed at night. It's completely self-sufficient and off-grid ready, with roof-mounted solar panels and a wind turbine on a telescoping pole that generates electrical energy that's stored in high-capacity batteries. The curved outer shell is designed to capture rainwater that's filtered and stored in hidden tanks, and the 8-inch-thick walls are heavily insulated to prevent heat loss. There's a composting toilet so you don't need a sewer hookup.

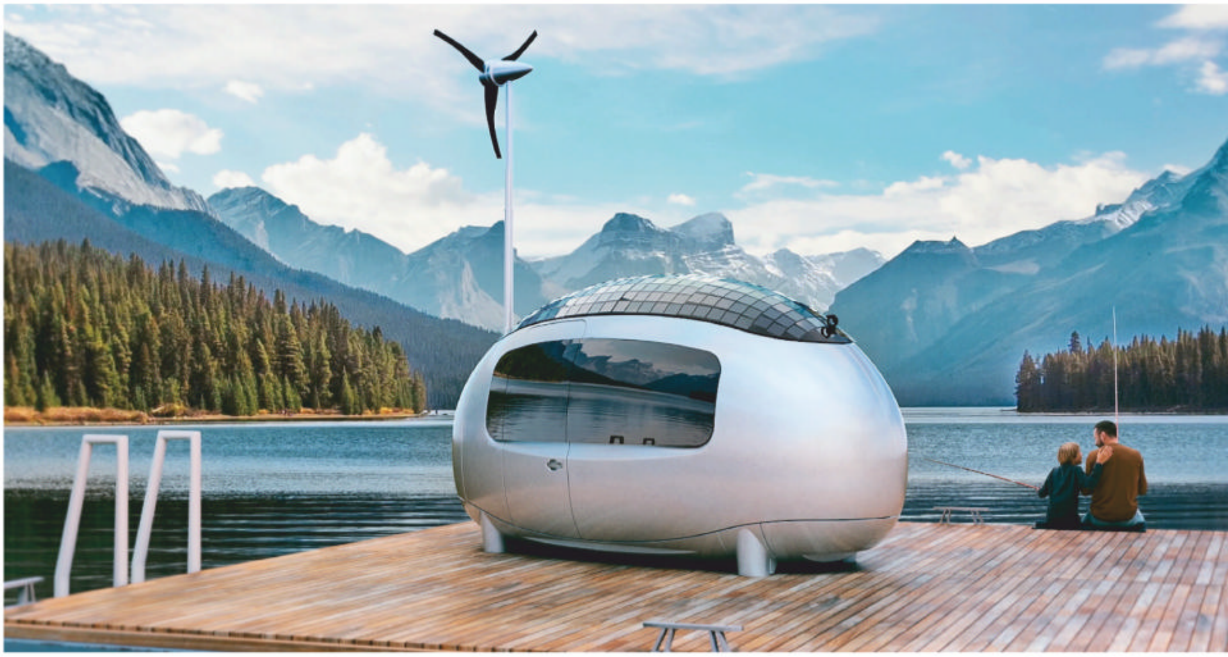
With empty water tanks an Ecocapsule weighs about 3,000 pounds. It can be shipped via container anywhere in the world and towed to a final destination on specially designed trailers—or airlifted by helicopter to that secret getaway spot.

Prices for Ecocapsules start at $103,000 plus shipping from Slovakia, and you don't really have to be an artist to actually live like one.

Visit the Ecocapsule website for more information: ecocapsule.sk.



> “THE DIMENSIONS ARE DESIGNED SO IT CAN FIT INTO A SHIPPING CONTAINER. THAT MAKES TRANSPORT REALLY EASY TO SHIP ANYWHERE IN THE WORLD.”
> —*TOMAS ZACEK, ECOCAPSULE CEO*



THE OFF-GRID ELECTRICAL SYSTEM INCLUDES *a wind turbine* (top) *and uses smart-home sensors to maintain comfortable temps; fully charged batteries will provide up to four days of power. The couch* (left) *unfolds into a generous 77-by-64-inch bed* (above).

OFTEN, DOGS PREFER CONTAINED SPACES—EVEN SMALLER THAN A TINY HOME (THINK, UNDER THE BED)—WHERE THEY FEEL CONTAINED.

SOME BREEDS, *such as this perky Australian shepherd, need regular outdoor romps to maintain good health.*

5 Tips for

Living Tiny With Pets

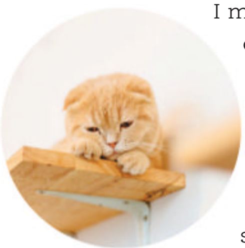
Small spaces can stress four-legged friends; here's how to ensure domestic tranquility. BY HOLLY LEBER SIMMONS

Bringing an animal companion into your tiny home can be a source of joy, but confined spaces mean potential challenges for you and your favorite buddy. To ensure everyone stays happy, consider these tips from small-house homeowners who've been there.

1. HELP YOUR PET BE THEMSELVES

When modifying their 148-square-foot tiny house to accommodate two cats and a pit bull, Sarah Matisak, a former vet technician and animal welfare administrator, and her partner relied on her background in animal welfare to make sure their pets would be comfortable.

"It helps to learn ahead of time what the behavioral and environmental needs of the animals are or will be so you can customize your space to meet them," says Matisak. Cats, for example, need to perch and rest well above ground level to feel safe and comfortable, she adds. The couple installed carpeted ramps along the walls to allow their two cats easy access to the loft. For anyone not comfortable with the installation, she suggests acquiring a couple of tall cat trees.



Matisak also suggests feline-friendly families install a cat door if your cat likes the freedom to go in and out of doors on a whim—just make sure the outdoor environment is safe.

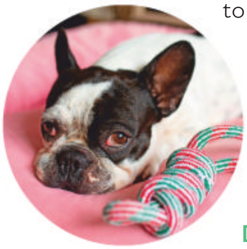
Tiny-house blogger Jenna Kausal knew her dog liked to sleep at the foot of her bed. "When designing my tiny home, I made sure that my dog could comfortably climb up and down the staircase to my lofted bedroom," says Kausal. "We did a few tests, then adjusted the rise and run of the steps so that they worked for her size. Now I find her napping up there at all hours of the day!"

2. WATCH FOR SIGNS OF DISTRESS

Christel Chaunsumlit and her boyfriend live in a Mercedes Sprinter van along with their 60-pound rescue pit bull, Mia, and a 12-pound terrier, Winston. When not traveling, they're based in Miami, where they park their van in a residential driveway.

On the road, however, they noticed Mia shaking uncontrollably. "Scary trembling," says Chaunsumlit. Finally, the couple diagnosed the problem. "We realized the rattling and the bumpiness were giving her anxiety and stress."

Some animals are very sensitive to the noise and vibrations of vehicles. By upgrading their van with more insulation and padding to reduce the sound and vibration, Mia become a more relaxed road warrior.



3. PREPARE FOR DISARRAY

"Tiny houses make for big messes," says Katie Ricci, a nurse anesthetist who lives with Lucy, a 75-pound goldendoodle, in a 240-square-foot tiny house on a New England farm. She unfondly remembers the day Lucy rolled in a cow pie. "Cow poo ended up all over my bed," says Ricci. "The cleanup was something."

Ricci set up a cleaning station outside—a hose with spray attachment, towels and wipes to clean Lucy's paws. "Making sure she isn't covered in gross stuff when she comes in is key. Once she gets in the house, whatever she's dragged in gets everywhere!"

Ricci is also diligent about staving off messes that start on the inside. "Get containers to store everything," she says. "Mice and bugs really love dog food."

Matisak has her own tips for combatting one of the biggest challenges—pet hair. Have several sticky rollers on hand, she says, and get a handheld vacuum cleaner. Both items are easy to tuck away and won't take up much valuable storage space.

4. BE MINDFUL ABOUT INTRODUCING NEW PETS

If you already have animals living in your tiny home and you choose to bring in more, consider how the current four-legged residents will react. Most dogs need to be introduced gradually, both leashed, so they can be allowed to sniff one another out.

Kerri Fivecoat-Campbell, a freelance writer in Arkansas, has had as many as six dogs living in her 480-square-foot home. She remembers averting a near crisis when she brought home Abbi, a husky mix. Her pit bull Sade—"the sweetest dog ever"—was not happy and a fight ensued. "It was my fault for not introducing them properly and establishing that Abbi was part of our pack," Fivecoat-Campbell says.

She also realized that due to Abbi's submissive nature, it was vital to establish that the dogs were on equal footing by doing simple things like letting Abbi out of the door first, or filling her food bowl before Sade's. Otherwise, Sade would quickly resort to the role of leader of the pack.

"It's important for your fur kids to get along in a tiny house because you generally don't have the space to separate them," says Fivecoat-Campbell.

5. ROADTRIPPERS SHOULD PLAN AHEAD FOR MEDICAL EMERGENCIES

If you're planning to hit the road in your tiny house on wheels, Chaunsumlit cautions that finding pet medical care can be challenging while on the move. "Usually you have to wait a couple of weeks to get an appointment, which isn't always going to work for your pets," she says. She advises looking up 24-hour vets and pet hospitals in the areas you're heading toward.

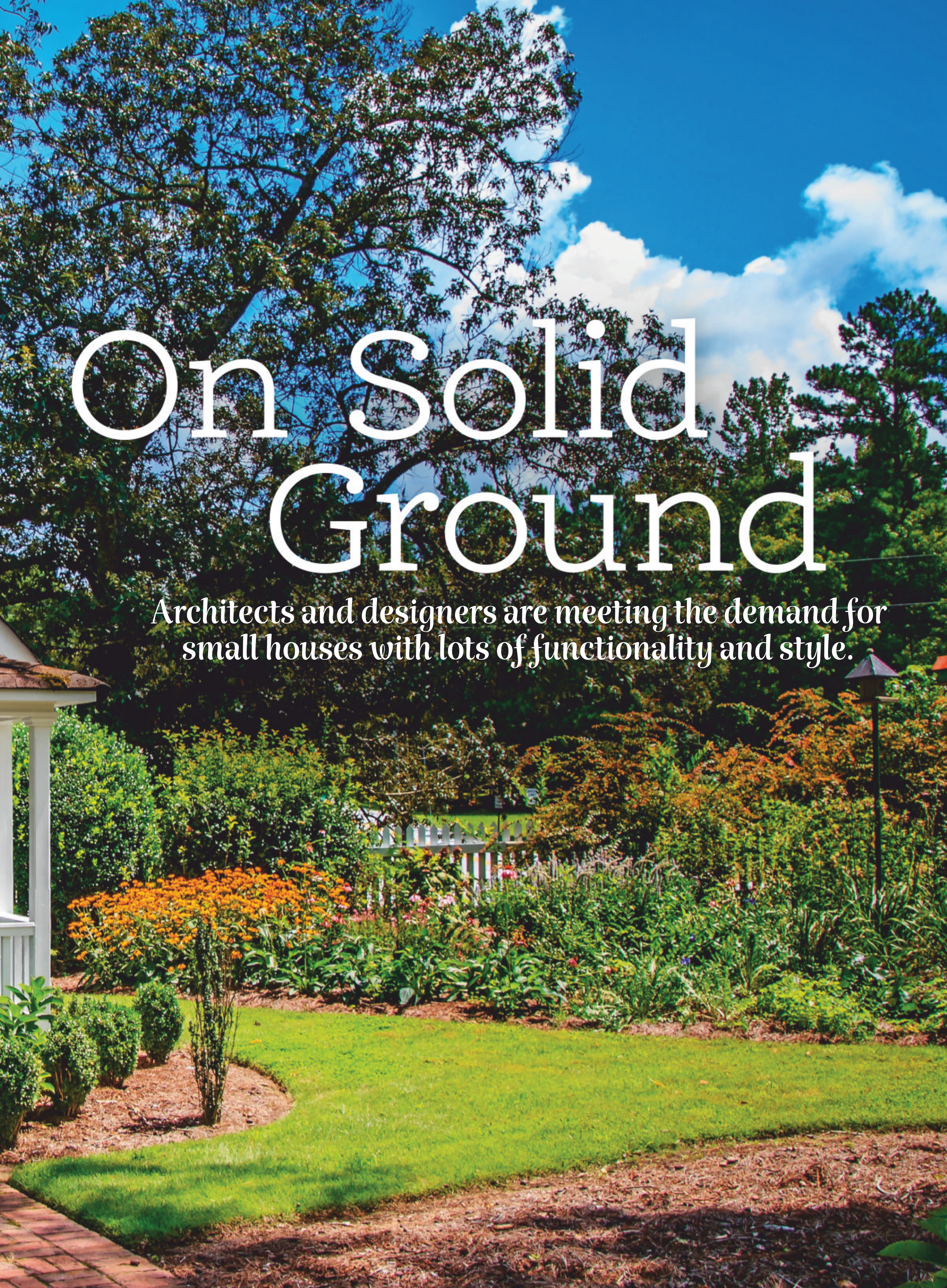
"You'll save potentially lifesaving time," Chaunsumlit promises. Also, carry your pet's medical records—the new vet will ask for them.

It's also important for owners of tiny houses on wheels to have basic medical essentials, such as pet thermometers, on board.

SACRIFICING SMALL AREAS OF INDOOR SPACE FOR YOUR PET'S NEEDS IS ESSENTIAL TO CREATING A HARMONIOUS HOUSEHOLD.

WALL-MOUNTED RAMPS *and walkways* (above) *invite cats to explore and get playful exercise. Introducing new pets to your household* (far left) *requires patience. Pull-out drawers* (left) *are a great way to keep food bowls hidden away when not in use.*

IN A RECENT SURVEY, 56 percent of those polled said they would consider moving into a tiny home.



On Solid Ground

Architects and designers are meeting the demand for small houses with lots of functionality and style.

MANY CITIES AND TOWNS ALLOW AN ADU—ACCESSORY DWELLING UNIT—ON EXISTING LOTS. CHECK WITH YOUR LOCAL BUILDING AUTHORITY.

BUILT AS AN ACCESSORY *dwelling unit, the 550-square-foot cottage shares a small lot with the 650-square-foot main house.*

550 SQUARE FEET

A Can-Do Studio

Updated codes allow a small cottage to take root on an existing home's property.

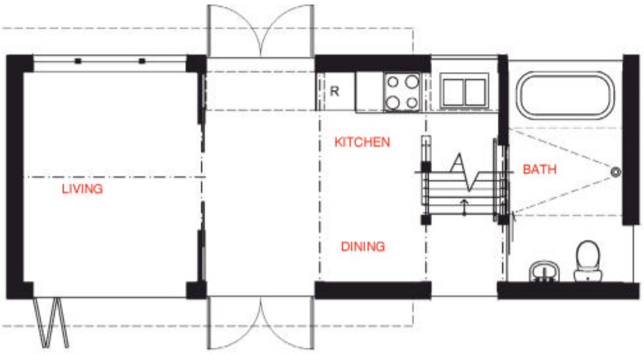
BY STACEY FREED

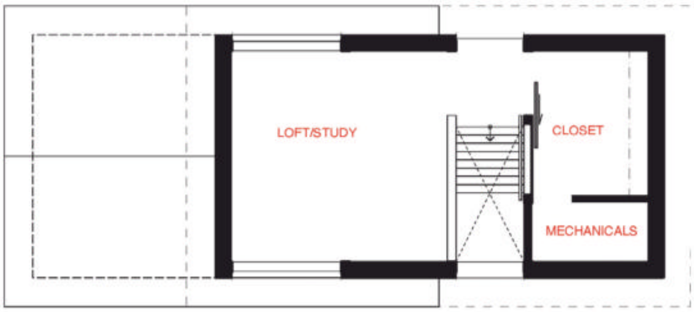
A change in the city of Seattle's zoning codes was perfect timing for homeowner Kate Lichtenstein, who wanted to convert a tiny, dilapidated shed on her small property into a music studio that could also be used as a guesthouse. The updated rules would allow her to create an accessory dwelling unit (ADU).

"It would also allow her to legally rent the space as a separate dwelling unit if she ever wanted, and it would give her more flexibility regarding what we'd be allowed to do in terms of height limits," says Tim Hammer, principal of CAST Architecture, who designed and built Lichtenstein's ADU and is active in the ADU movement.

Lichtenstein's main house, a 650-square-foot Craftsman-style cottage, was built in the early 1900s. The studio/ADU is about 550 square feet and is oriented to share a small courtyard with the main house. It also has a gabled roof that makes it harmonious with the style of the main house and also takes advantage of maximum ADU height limits. The studio's open-plan ground floor has a kitchen, dining area, living room and bathroom; upstairs is a loft bedroom and small office.

THE KITCHEN HAS SMALL *appliances, such as a 24-inch-wide refrigerator and stove* (right)*. The exposed ceiling is reclaimed wood. Double doors* (below right) *open the living room to the outdoors.*



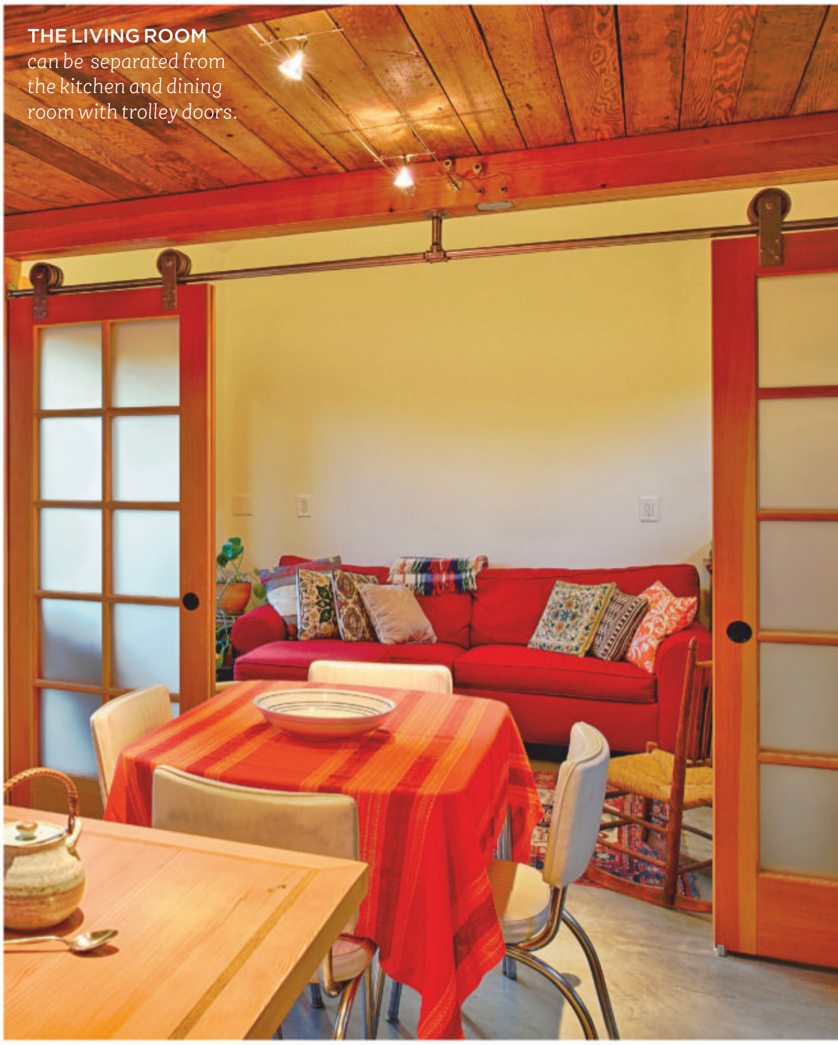


Hammer razed the shed and poured a concrete slab. Despite the ADU's infill nature, he says it wasn't difficult to get most of the materials and an excavator onto the lot.

As for design, Lichtenstein "had a deep commitment to building green," Hammer says. She found reclaimed Douglas-fir timbers for the post-and-beam structure and used other salvaged materials on the interior.

The most important room for Lichtenstein, an avid cyclist, was a bathroom where she could soothe tired muscles. "She really enjoys soaking on a regular basis, and she wanted a spa-like bathroom," Hammer says. "In most small homes, people eke out a bathroom in a compact space. She wanted elbow room. For the size of the home, it's an opulent bath."

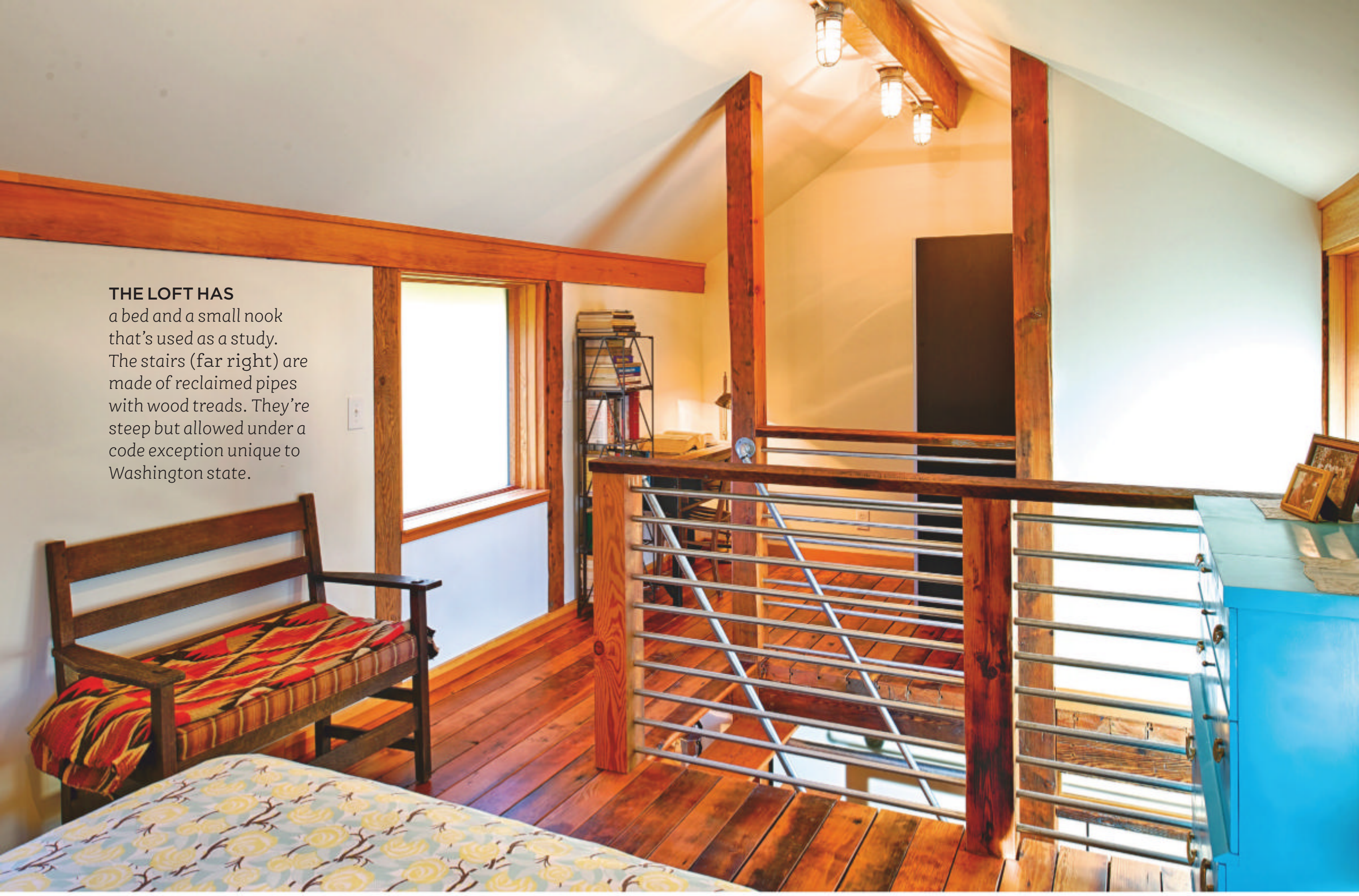
The bathroom is a wet room with an open shower and a reclaimed clawfoot tub framed by a large



THE LIVING ROOM *can be separated from the kitchen and dining room with trolley doors.*

What's an ADU?

Many U.S. cities have begun creating laws allowing homeowners to build accessory dwelling units (ADUs) for a variety of reasons: to increase density; create rental housing choices in single-family zones where there might be little new housing or housing that's unaffordable to most residents; and because ADUs can help homeowners generate additional income or adapt to changing household needs. In addition, more housing means more tax revenue for municipalities. There are now an estimated 1.4 million ADUs in the United States.



THE LOFT HAS *a bed and a small nook that's used as a study. The stairs (far right) are made of reclaimed pipes with wood treads. They're steep but allowed under a code exception unique to Washington state.*

window, which seems a bit unconventional. "But it's located on a private side of the house, where there's a 4-foot retaining wall topped by a 6-foot fence," Hammer says. "The neighbors can't see in." It's really an ideal spot; the window offers views of a small Zen garden and allows in natural light.

Many of the studio's windows are etched glass to offer privacy and capture light. "You can't have enough glazing in dark, cloudy Seattle," Hammer says. The natural light makes the home seem larger, as does the access to the outdoors through double French doors in the dining area, which also has a view to the Zen garden. "Borrowing a sense of space beyond the home's perimeter will make it feel larger," Hammer says. "Even if you've got a diminutive amount of dirt, do something magical with it. Open up to it and bring nature into the house."

Since the studio was built, Seattle has undergone another round of ADU ordinances that are more "flexible and permissive," Hammer says. "It's now legal to have up to three dwelling units on a single-family lot."

THE BATHROOM *is a wet room with a drain; the shower is defined by a curtain hanging from the ceiling (left). The 6-foot free-standing clawfoot tub is in a nook overlooking a small Zen garden. Sliding doors save space (right).*

> "EVEN IF YOU'VE GOT A DIMINUTIVE AMOUNT OF DIRT, DO SOMETHING MAGICAL WITH IT— OPEN IT UP."
> *—TIM HAMMER*

970 SQUARE FEET

A Home in a Field of Dreams

Plenty of light, varied levels and expansive views make this beautiful space live large.

BY DAVE TOHT | PHOTOS BY TRENT BELL

• • •

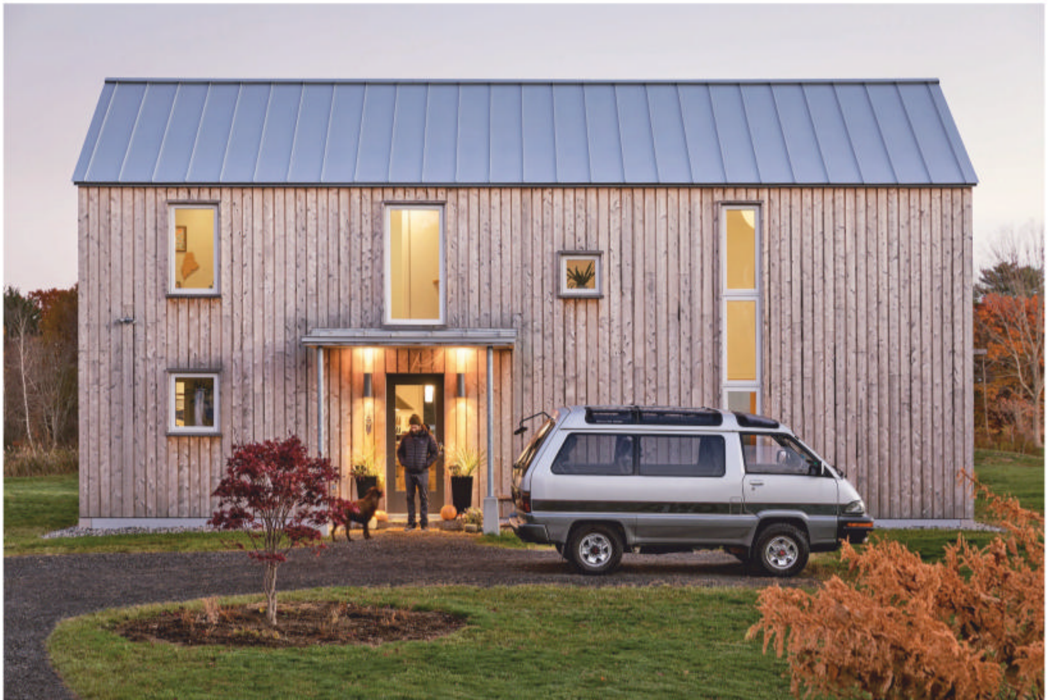
“WE WERE DEFINITELY GOING FOR A MODERN FARMHOUSE STYLE, BUT AS SMART AS WE COULD AFFORD TO BUILD IT.”
—*NICK LAVECCHIA*

• • •

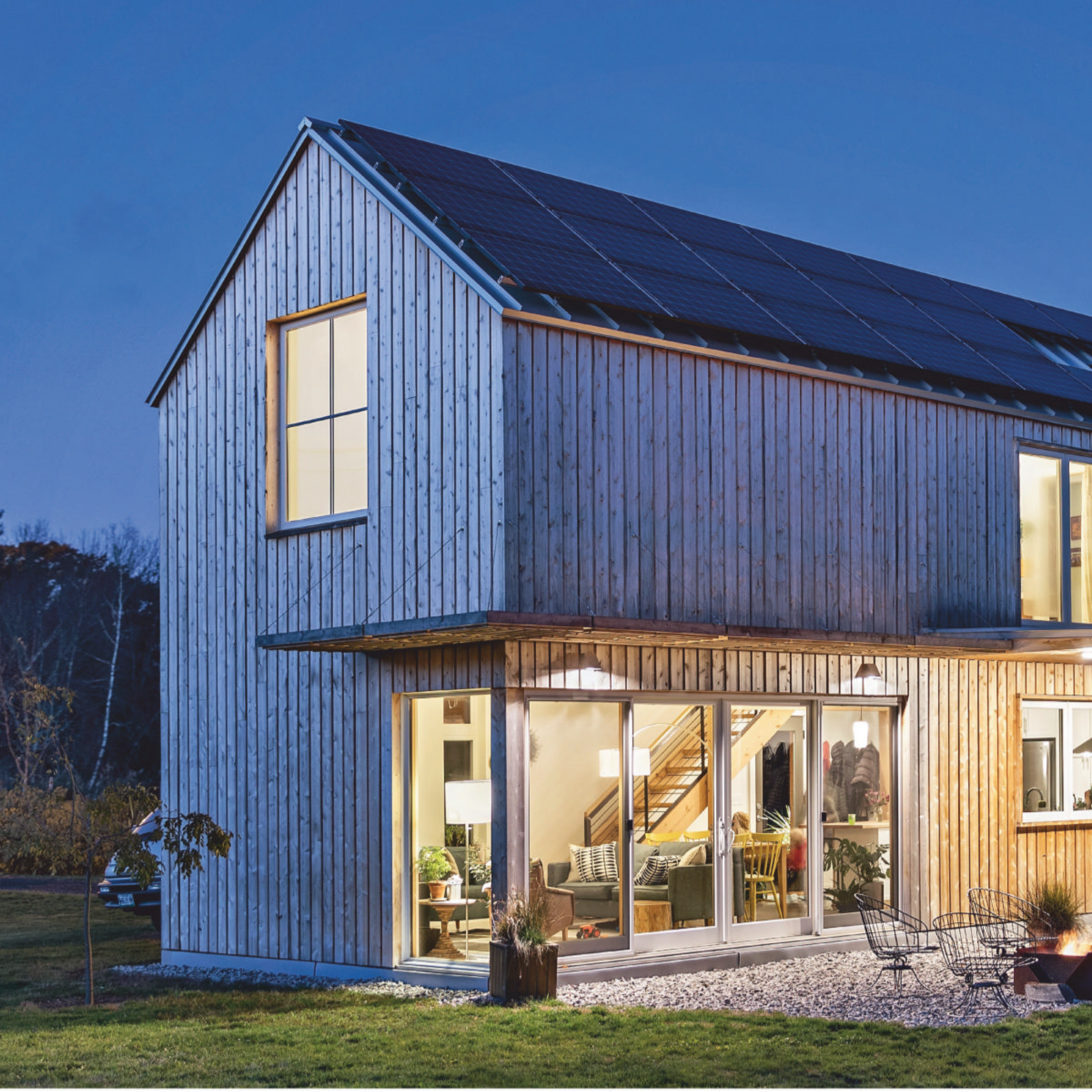
Before they broke ground on their new home, Nick and Molly LaVecchia liked to visit the site, a coastal Maine pasture. “We’d go out with lawn chairs and a tape measure,” recalls Nick. “We’d sit 15 feet across from each other—that being the width of the house. It felt extremely small.” As the house went up, their architect, Caleb Johnson, cautioned that they’d feel it was too tiny—and at other times too big—but once all of their furniture was in place it would be totally livable.

When completed, the house beautifully fulfilled the LaVecchias’ dream of a 970-square-foot, energy-efficient home. “Caleb was definitely right,” says Nick. “It has more than enough space.” With their young son, Leo, the couple now have a rural base for Nick’s photography business and Molly’s work as a landscape designer. All on a $200,000 budget.

The heart of the home is the soaring living room with adjacent kitchen-dining area. The first floor includes an office, laundry room, storage area and bathroom. An open staircase leads to the couple’s bedroom, Leo’s room and another bathroom.



THE COMPACT KITCHEN (above) *is nestled away from the traffic flow, and the butcher-block island provides prep space and seating for four. The barnlike exterior profile* (far left) *is broken up by the notch-style windows. Floor-to-ceiling windows in the master bedroom* (middle left) *offer Nick's favorite view: "When they're cranked open on a summer night it's like we're camping." High ceilings add volume to Leo's bedroom* (left).

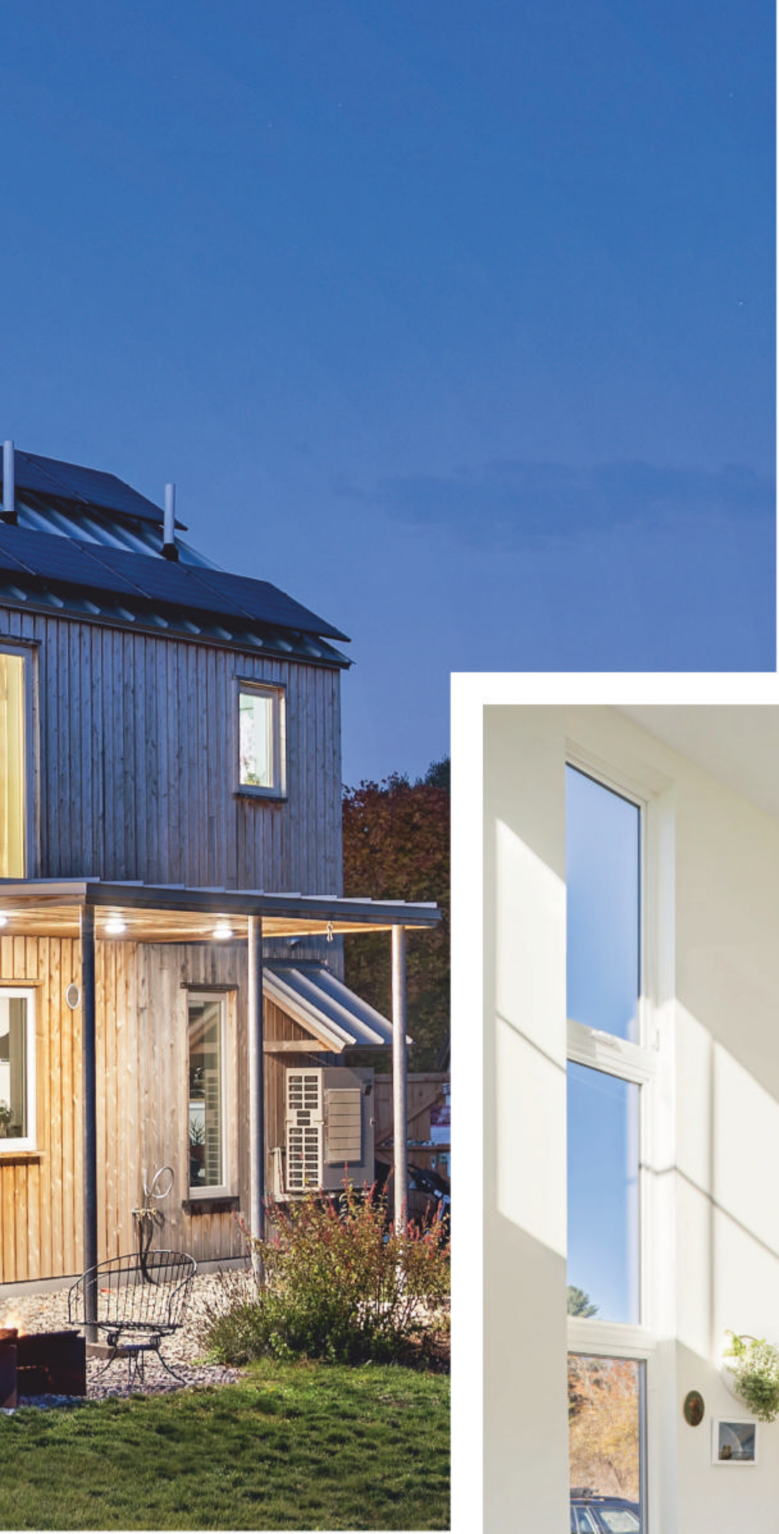


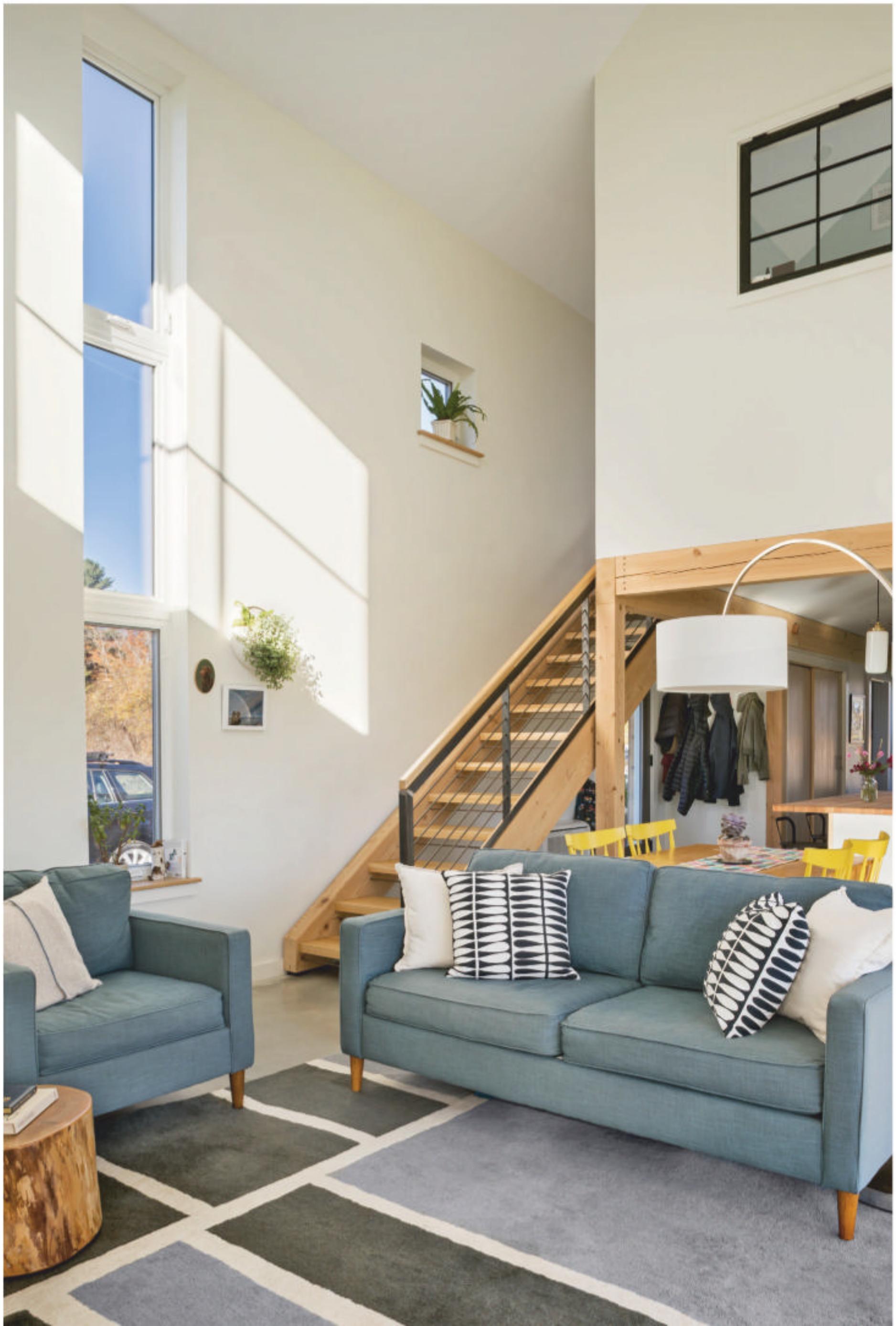
Energy conservation called for foam insulation between the rafters and fiberglass, and cellulose insulation in the 2x6 walls. To counter Maine's winters, the slab foundation rests on a thick layer of rigid foam that extends a protective four feet beyond the home's perimeter.

Rooftop solar panels tie into the grid. That guarantees power no matter what the weather—and at a net zero cost. A mini-split heat pump warms and cools the house. "The most welcome fact was that the house performs as intended," says Nick, delighting in the way his family's home "can breathe and maintain itself."

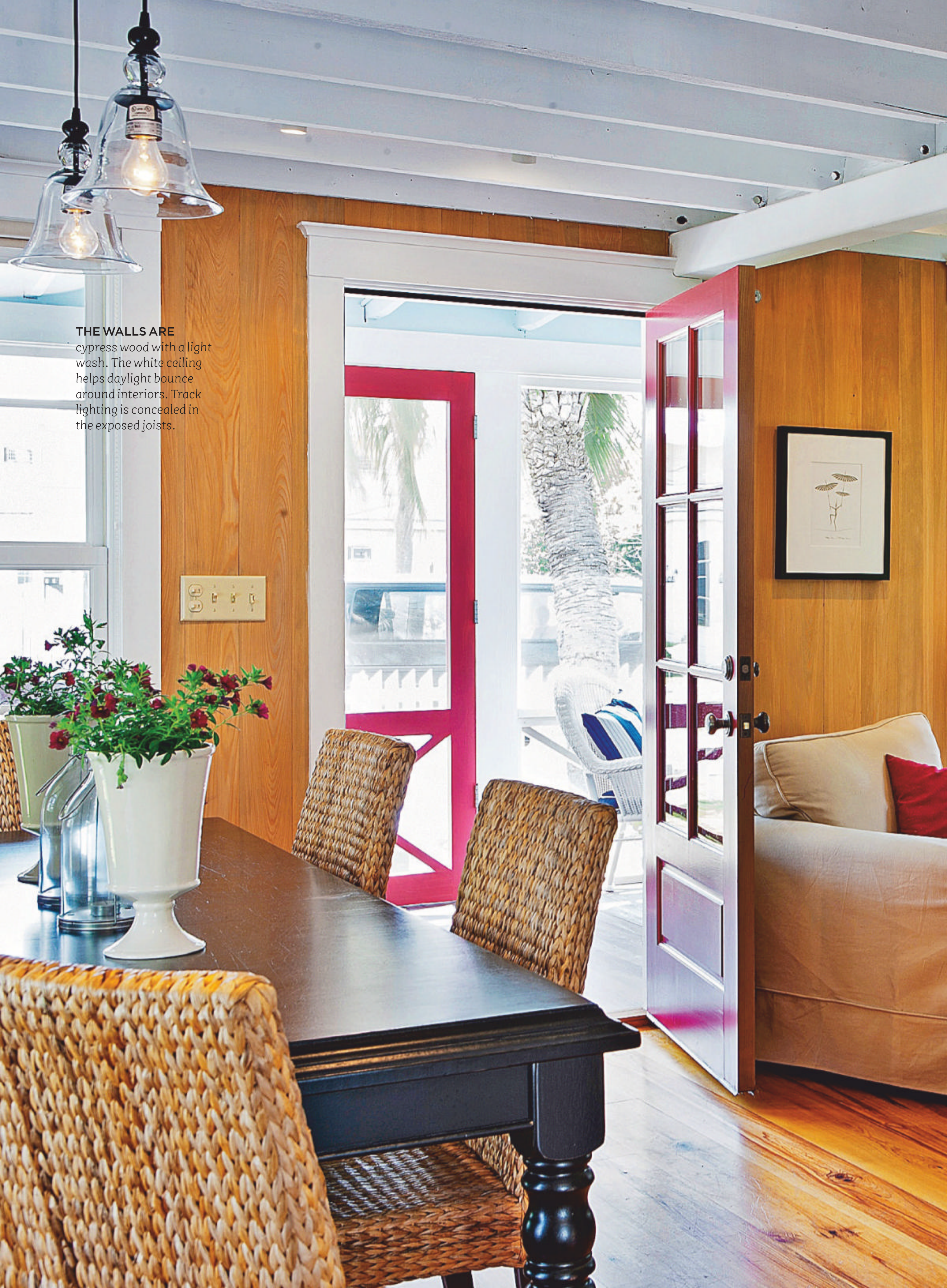
Simple details like the reclaimed beams defining the kitchen area fulfill the modern farmhouse aesthetic the couple wanted, as does the locally milled Eastern white cedar siding. A few muntin windows—including one for indoor light sharing—add interest.

And as for the field of dreams? Under Molly's masterful management, it hosts a huge vegetable garden with plenty of fruiting shrubs—and a bounty of beautiful vistas.





ON THE SUNNY SIDE *of the house (above) solar panels subsidize energy needs. A fixed awning helps cool the home in the summer. A fire pit (top right) invites outdoor living. A tall bank of windows adds light and drama to the living room (right); both the lower and upper windows crank open for ventilation.*



THE WALLS ARE *cypress wood with a light wash. The white ceiling helps daylight bounce around interiors. Track lighting is concealed in the exposed joists.*

1,100 SQUARE FEET

My Really Big Little House

A renovated Georgia island home is just right for this family.

BY STACEY FREED | RICHARD LEE JOHNSON/ATLANTIC ARCHIVES

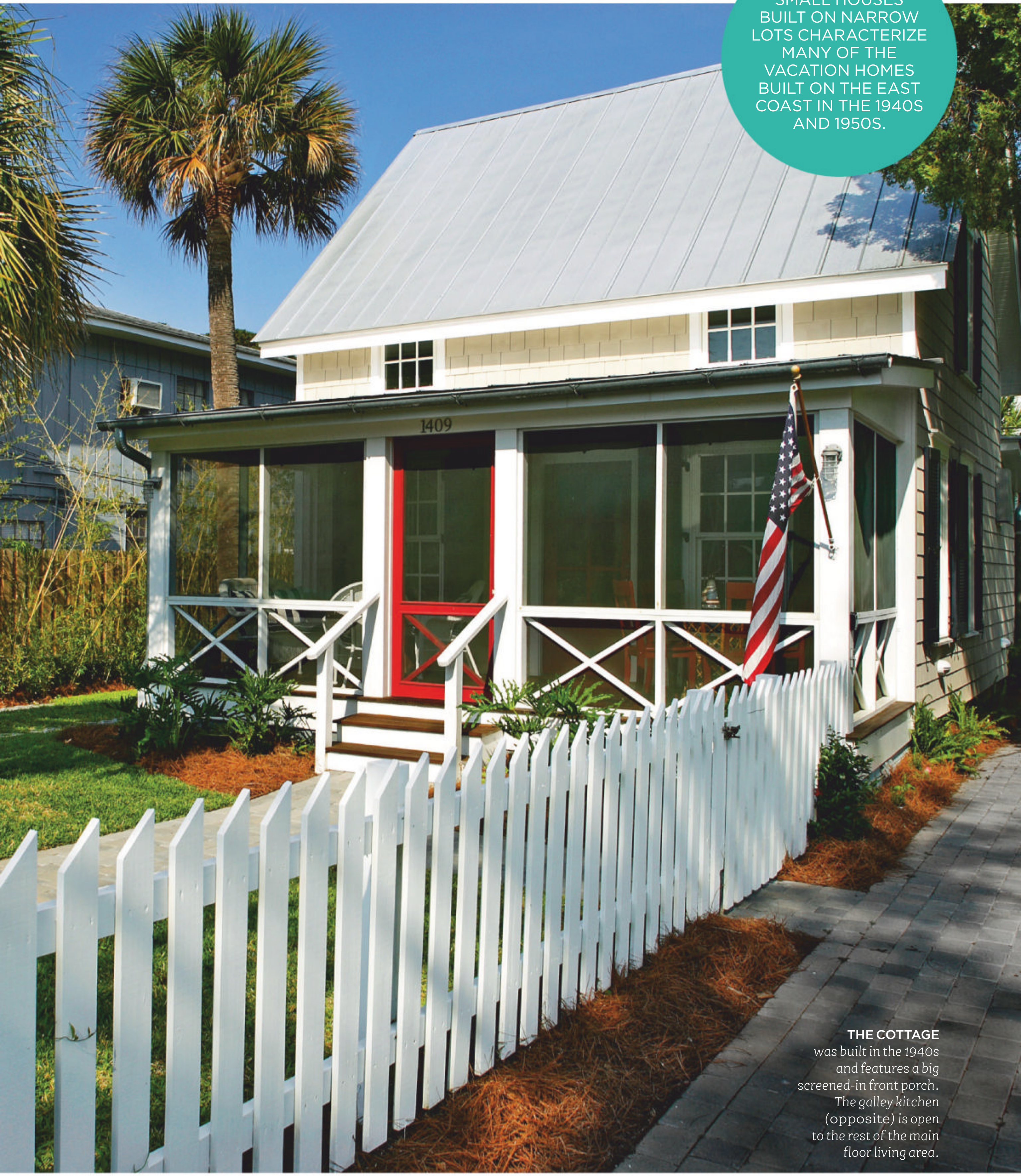
Back in 2000, architect and then-bachelor Erik Puljung, a principal at Hansen Architects in Savannah, Georgia, bought a beach house on Tybee Island and remodeled it with the idea that one day he'd have a family.

"Aesthetically it wasn't exciting, but the space was," Puljung says about his first impressions. "I took it on as a challenge to make that space live large."

Built in the 1940s, the two-story, 1,100-square-foot house two blocks from the beach was one of three similar vacation cottages in the neighborhood. But at Puljung's place, the windows on either side of the entry to the glassed-in front porch were closed up. Inside, the walls were covered in photo imagery paneling—"just a photograph of wood on MDF [medium-density fibreboard]," he says. Other less-than-desirable features: acoustic tile on the ceiling; a small, enclosed galley kitchen; and a split staircase, part of which jutted into the first-floor main bathroom.

Puljung says he "test lived" in the house for seven years before renovating. He was determined to design interior spaces that would be open and light, connected to the outdoors and welcoming for family and friends.

He began by deconstructing the glassed-in front porch and installing screens. He removed the wall between the kitchen and living areas, which immediately changed the feel of the main level. He closed off one side of the split staircase, increasing the size of the bathroom.



SMALL HOUSES BUILT ON NARROW LOTS CHARACTERIZE MANY OF THE VACATION HOMES BUILT ON THE EAST COAST IN THE 1940S AND 1950S.

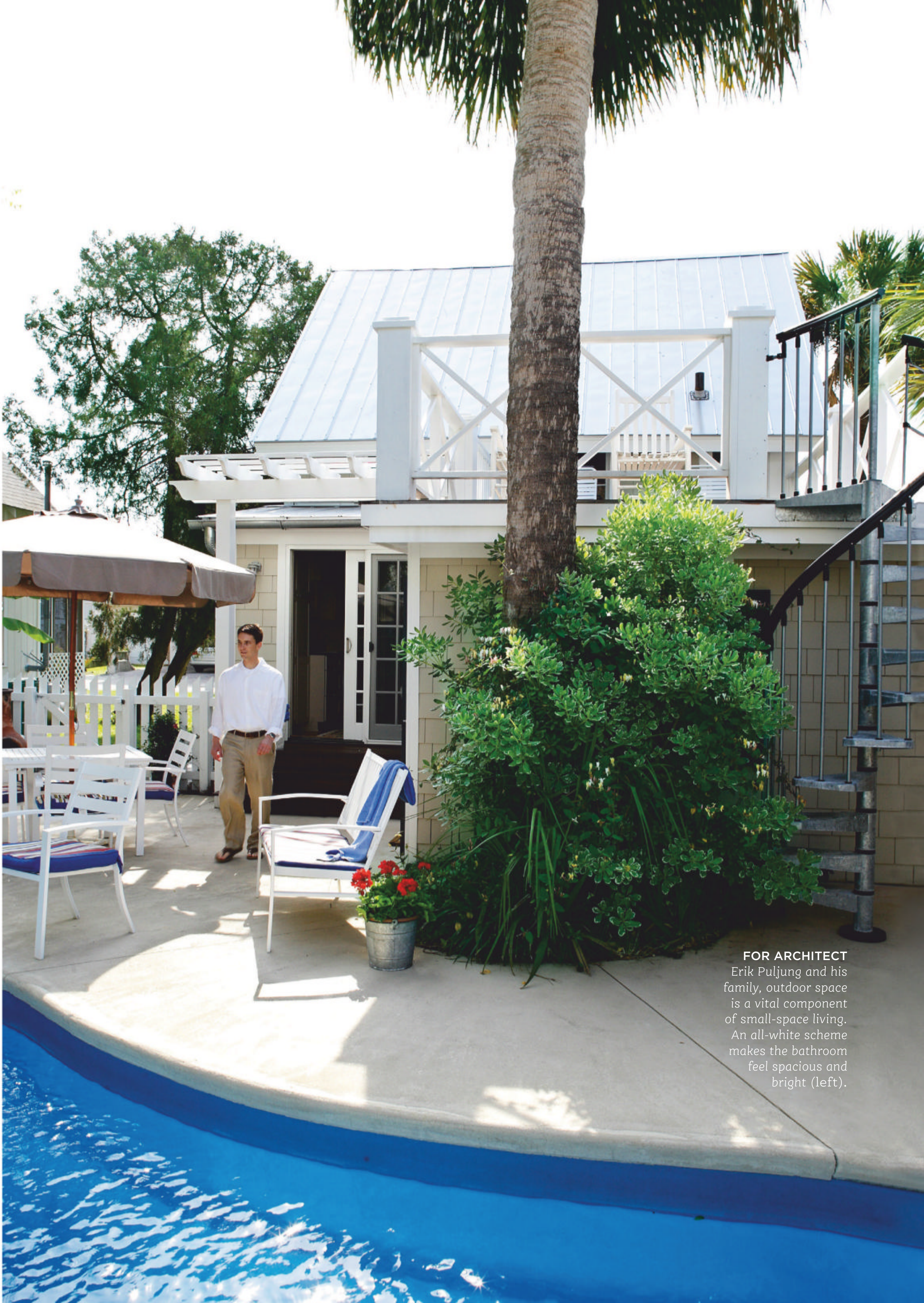
THE COTTAGE *was built in the 1940s and features a big screened-in front porch. The galley kitchen (opposite) is open to the rest of the main floor living area.*

IN THE BEDROOMS, *original wood ceilings and walls gleam after the removal of acoustic tile and faux wood paneling.*

What really made Puljung's eyes light up, he says, was discovering that beneath the faux paneling were pine wood walls. But on the main floor, he tore down the panels only to find damaged pine; he replaced it with new, tongue-in-groove cypress. Upstairs, after removing the paneling and acoustic tile, he was able to clean up and preserve the existing walls and ceiling.

The renovations took about a year, during which Puljung took to calling the place "My Really Big Little House." It lives large, he says, "because of the way the interior spaces are connected to each other and to the outdoors." The living room has three big windows, and "you feel like you're in a larger space because you're always able to look outside," he says. He extended the view from the front entry through to the back of the house by replacing a small window and standard exterior door in the rear with a glass double slider. "Now there's lots of opportunity for natural light to fill the space."

A year after remodeling was completed, Puljung got married. He and his wife, Natalie, now have three children under 8 years old and they use the house as a vacation home. "The kids love it. Sometimes they say, 'Let's sleep at Tybee tonight.' I think it's just the right scale for them."



FOR ARCHITECT Erik Puljung and his family, outdoor space is a vital component of small-space living. An all-white scheme makes the bathroom feel spacious and bright (left).

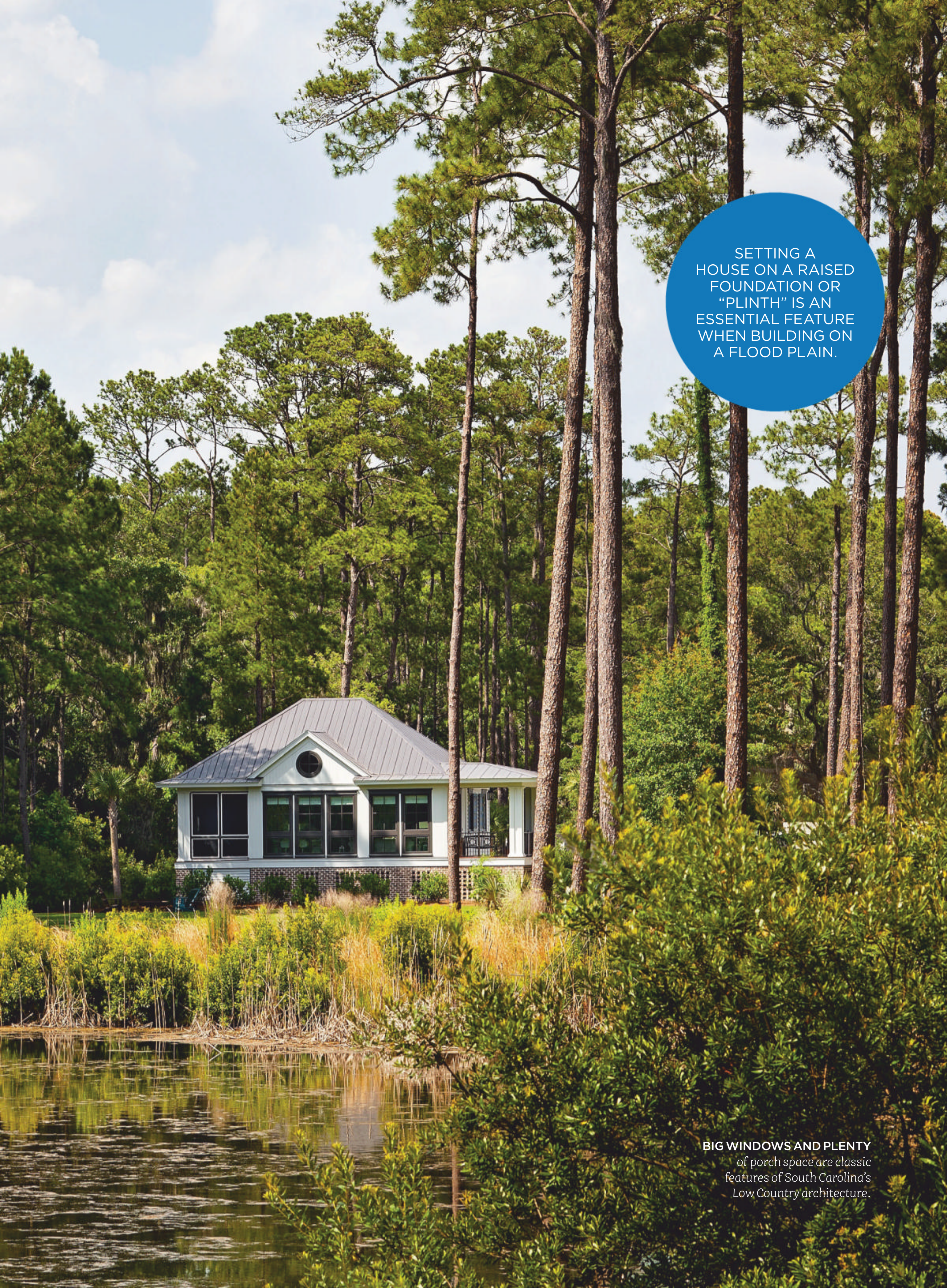
1,144 SQUARE FEET

Living Large

Low Country Style

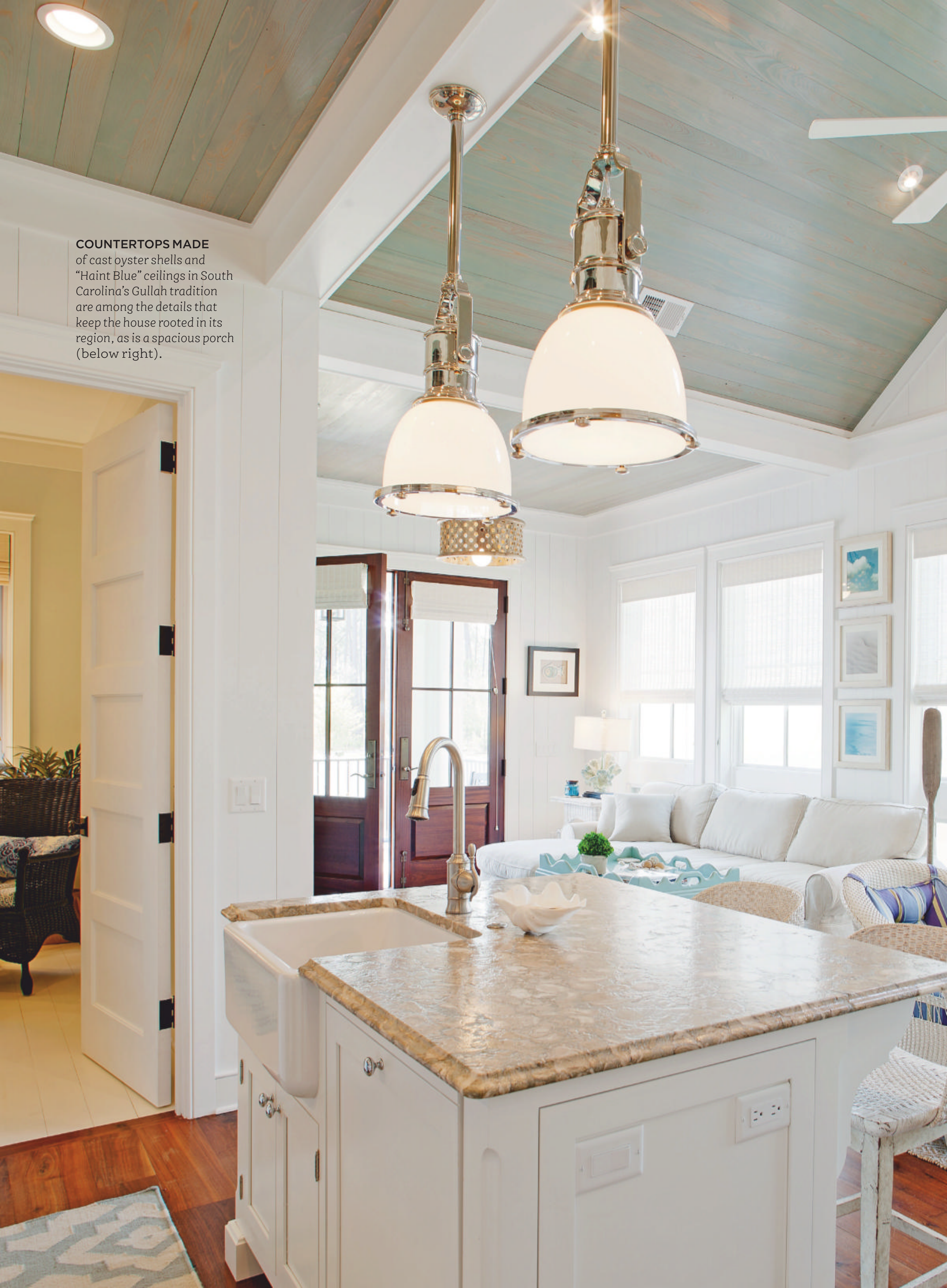
A South Carolina home demonstrates that old traditions have a lot to teach.

BY DAVE TOHT | PHOTOS BY RICHARD LEE JOHNSON/ATLANTIC ARCHIVES



SETTING A HOUSE ON A RAISED FOUNDATION OR "PLINTH" IS AN ESSENTIAL FEATURE WHEN BUILDING ON A FLOOD PLAIN.

BIG WINDOWS AND PLENTY *of porch space are classic features of South Carolina's Low Country architecture.*



COUNTERTOPS MADE *of cast oyster shells and "Haint Blue" ceilings in South Carolina's Gullah tradition are among the details that keep the house rooted in its region, as is a spacious porch* (below right).

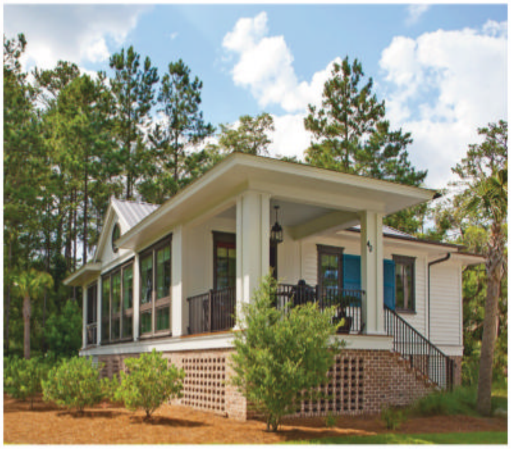
It's a tall order for any house: Capture great views, accommodate at least four guests and be energy-efficient. By taking its cues from the region's Low Country architectural traditions, this 1,144-square-foot home hit all its marks.

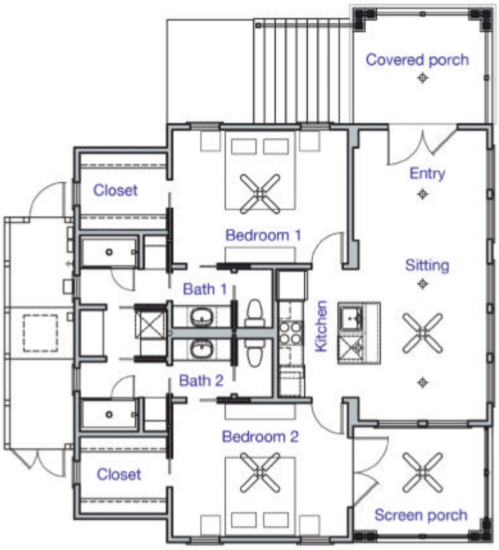
From the 1700s onward, Low Country homes found ways to provide comfort in a hot, humid climate. When asked to design a home located on a scenic marsh a stone's throw from the May River, architect Michael Gentemann of G2 Design in Hilton Head Island, South Carolina, put those time-tested features to work. The raised plinth foundation, true to the type, circulates cooling air and meets the demands of flood insurance. Porches give the interior cooling shade, and tall windows—and even taller ceilings—help to keep things cool. All combine in the pleasing symmetry that the Low Country style is famous for.

Gentemann liked the challenge of making the most of limited space. "A small house gets you into the details. You don't get lost in the size. It makes you more focused."

The kitchen required the most attention: "We had to literally use every square inch," he recalls. That meant taking full advantage of the 10-foot ceiling to stack plenty of cabinets. The island hosts the sink and dishwasher while leaving room for prep and dining. Kitchen appliances are scaled down.

The mirror-image bedroom layout includes 10 pocket doors. "The swing of a door steals two to three feet of hanging space in a closet," says Gentemann. "However, I don't use pocket doors for




Covered porch
Closet
Entry
Bedroom 1
Sitting
Bath 1
Kitchen
Bath 2
Bedroom 2
Closet
Screen porch

bedroom entries because they are a bit clunky to open. They're also hard to lock and offer less privacy."

Interior designer Sheena Jenkins chose furniture that would be flexible and offer many uses. "We kept things lightweight and moveable," she says. "Because they are so light, the wicker chairs are easily moved to make a conversation area. The bar stools rotate. The white table by the window folds out for dining."

How do you know a small house works well? "If the owners are still happy after six months," laughs Gentemann. "From a visual standpoint you can say, 'Yes, this is what I had in mind,' but when somebody lives in it for awhile and is still smiling you know it's successful."

THE MIRROR-IMAGE *bedrooms each have their own bath and direct access to the kitchen area. This bedroom has the bonus of a screened sun porch. The baths (below left), laundry room and kitchen share a budget-sparing central plumbing core.*

THE HOUSE WAS *made by joining two prefab sections—the junction is defined by the long center beam.*

1,300 SQUARE FEET

Prefab Perfection

A well-designed pre-built house gives an Oregon couple the freedom to simplify their lives.

BY JOHN RIHA | PHOTOS BY GREGORY DEAN PHOTOGRAPHY

MODIFYING THE *plan called for transforming an interior corner of the house into an outdoor covered porch and sitting area. Homeowners John Brackett and Robert Newton (left).*

When John Brackett and Robert Newton moved from San Francisco to a condo in Portland, Oregon's Pearl District, they thought they'd found just what they needed. Portland was a smaller, more relaxed version of San Francisco, and the Pearl District offered sophisticated style in a relaxed environment. But something entirely different was waiting for them in the not-too-distant future.

After several years of living in Portland, they began to look at getaway properties on the Oregon coast. As they searched, their perspective began to shift.

"Our mindset changed from a weekend place to a permanent place," says Newton. "We decided that what we really wanted to do was find a piece of property not too far away from the city, put a new house on it, and move entirely to the country."

The duo's exploring brought them to a 2-and-a-half-acre dream property located in the rolling hills of Oregon's wine country. It had an ideal building site offering an elevated view of vineyards tumbling off to the horizon and a thick grove of trees behind.

To turn their dream into a reality, they turned to Jim Russell, an architect and the founder of Ideabox, a prefab house company in nearby Salem, Oregon. "We wanted something that wasn't too big,

MANY ARCHITECTS AND DESIGNERS ARE WILLING TO MAKE CHANGES TO STANDARD PLANS AND HAVE SET FEES FOR DOING THE EXTRA WORK.

A MUD ROOM (above) opens directly from the driveway and doubles as the laundry area. Newton's office includes sliding glass doors that lead to the covered porch.

ART BOUGHT ONLINE *gives the master bedroom a punch of color. The lump in the bedcovers is the family cat.*

• • •

> “WE WANTED SOMETHING WHERE WE WOULD FULLY USE ALL THE SPACE WITH NO UNUSED ROOMS.”
> —ROBERT NEWTON

• • •

where we would fully use all the space and with no unused rooms,” says Newton. “Jim’s designs are so well organized as far as how you live in the space—we just fell in love with it. Plus the notion of having a no-fuss, prefab home that was built in a factory was really attractive to us.”

Working with Russell over the course of a year, Newton and Brackett devised a version of a stock Ideabox plan called the Fuse—a 1,300-square-foot house that marries transportable, pre-built modular halves together into a two-bedroom, two-bath plan. Their final design included modifying a potential third bedroom into an office and a covered outdoor sitting area.

“It was a great example of how Jim is so creative at taking a standard design and then

THE DINING TABLE *is right-sized to fit in the living area. The chandelier is made from wood veneer twisted into a cloudlike shape.*

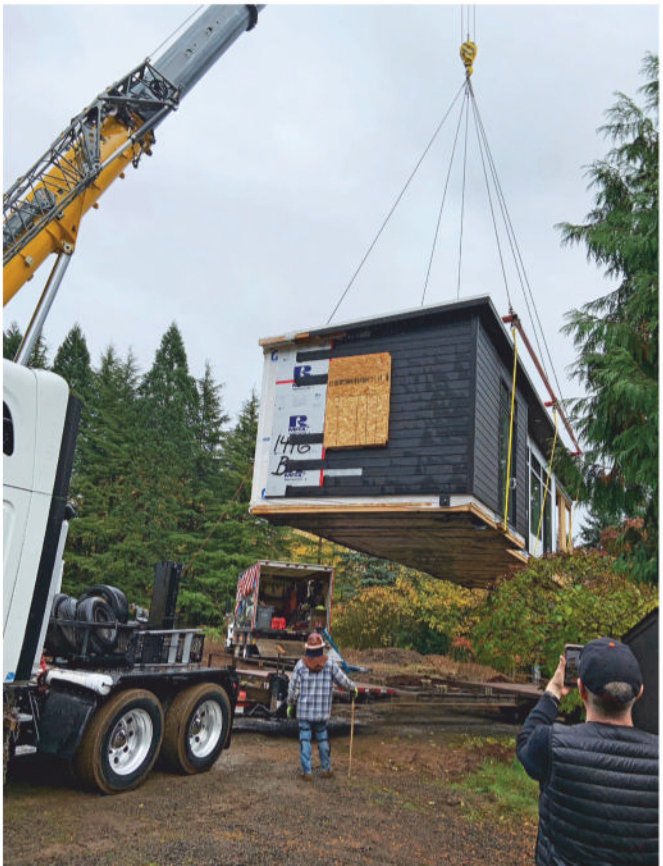
FACTORY-BUILT PREFAB HOUSES ARE TRANSPORTED TO THE SITE ON TRUCKS AND LIFTED INTO PLACE WITH CRANES SO ON-SITE WORK IS MINIMAL.

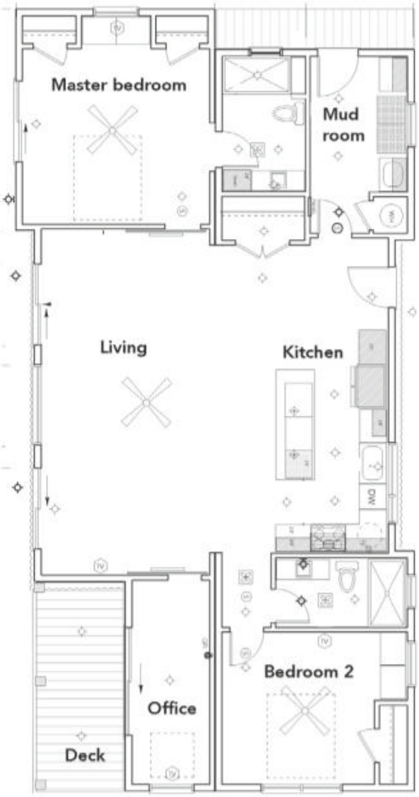
applying your particular needs to the results," notes Newton. "It was just a great match for us."

A key element was finding just the right balance between the available space and the elements the couple planned to include. "Our design aesthetic has always been minimalistic," says Brackett. "Not to the extreme, but over the years we've been moving away from having too much stuff. This house is the ideal size for us and it's a great showcase for the things that we do have."

Newton used a software program that allowed him to place all their furniture into the floor plan. "It made it easy to decide what would work and what we had to get rid of," he says. "It made the whole process of downsizing easy."

Adds Brackett, "It's almost like Buddhist philosophy. You thank things for being in your life but now it's time for them to go serve their purpose somewhere else. It really makes you appreciate what you have."





BIG WINDOWS *and glass sliding doors afford sweeping views of Oregon's bucolic wine country. The factory-built shell arrives via truck and is put on its foundation with a crane (below left).*

• • •

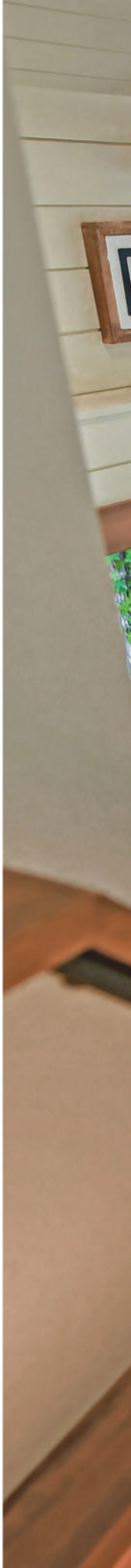
"WE LOOK OUT AND THE WHOLE VALLEY JUST SORT OF FOLDS AWAY. THE POSITION OF THE HOUSE WORKS PERFECTLY WITH THE SITE."
—*JOHN BRACKETT*

• • •

ALWAYS CHECK *your vehicle's tow rating before attempting to haul a heavy tiny house on wheels.*

On the Move

Not content to plop down in one spot forever?
Then get going, and take your whole house with you.



Elements of

Fine Design

Creative director Malia Schultheis offers up the guiding principles she uses when crafting tiny houses on wheels for her company in Eugene, Oregon. BY JOHN RIHA

When it comes to creating good tiny-house design, Malia Schultheis credits her accounting background.

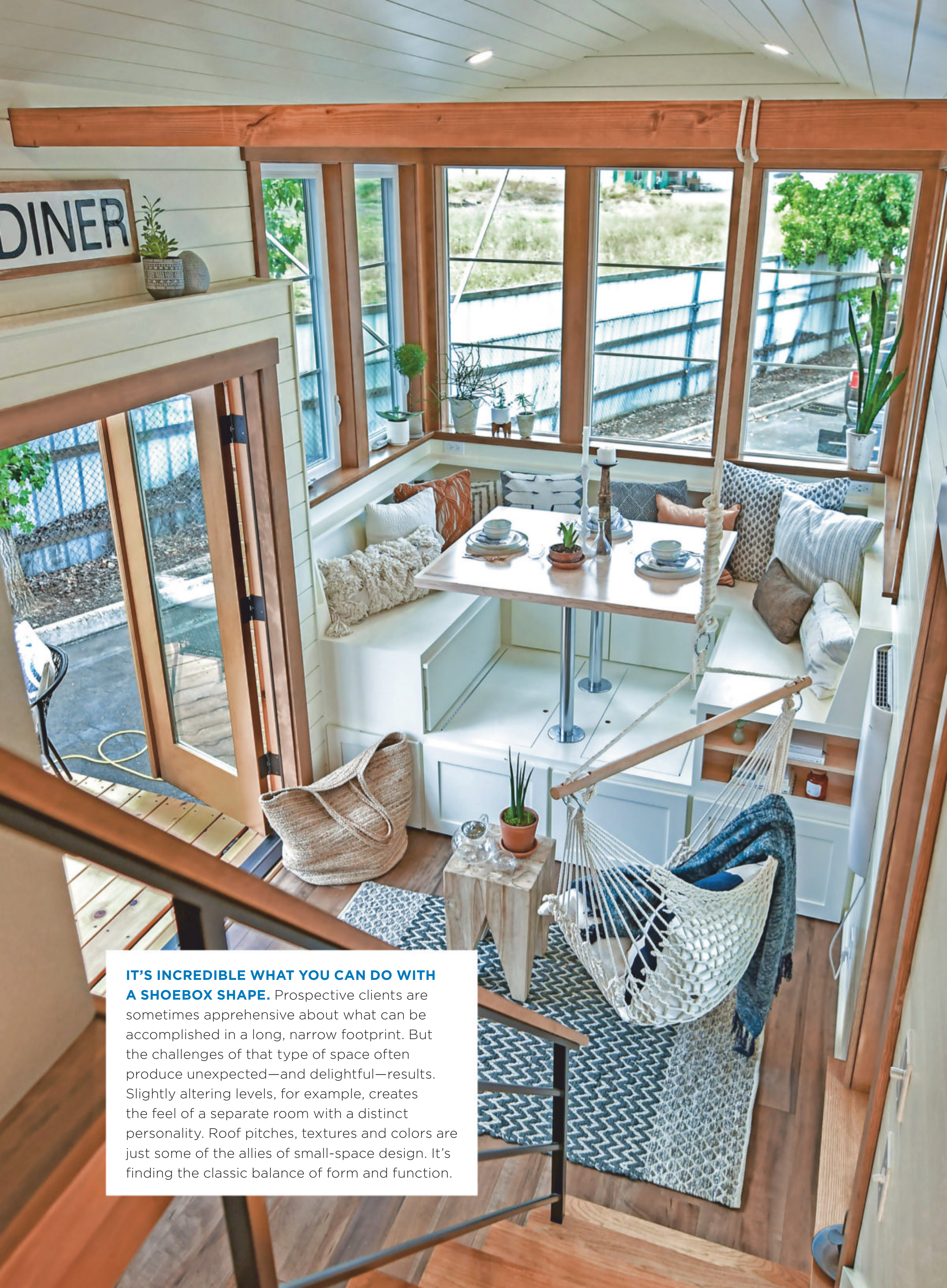
"Architecture and accounting are very similar," says Schultheis, who is the accountant, creative director and owner of TruForm Tiny, a tiny-house building company in Eugene, Oregon. "They're both meticulous processes, with a lot of little pieces to keep track of. It's definitely the same part of my brain when I'm doing accounting and when I'm doing tiny-home design."

With double-major degrees in accounting and fine art, Schultheis was well-prepared when in 2015 she and her husband, Jen Carroll, decided to roll the dice and start their dream business—designing and building tiny houses. With Carroll's expertise in building science, the young team devoted themselves to achieving high standards of quality and innovation.

Now, years later, Schultheis and Carroll remain committed to craftsmanship and sustainability.

"We're so into it because we love it," says Schultheis. "That's kind of the drive behind it. It's more than the money."

As a creator of tiny houses, Schultheis condenses everything about a "normal-size" house—kitchen, bathroom, bedrooms, living

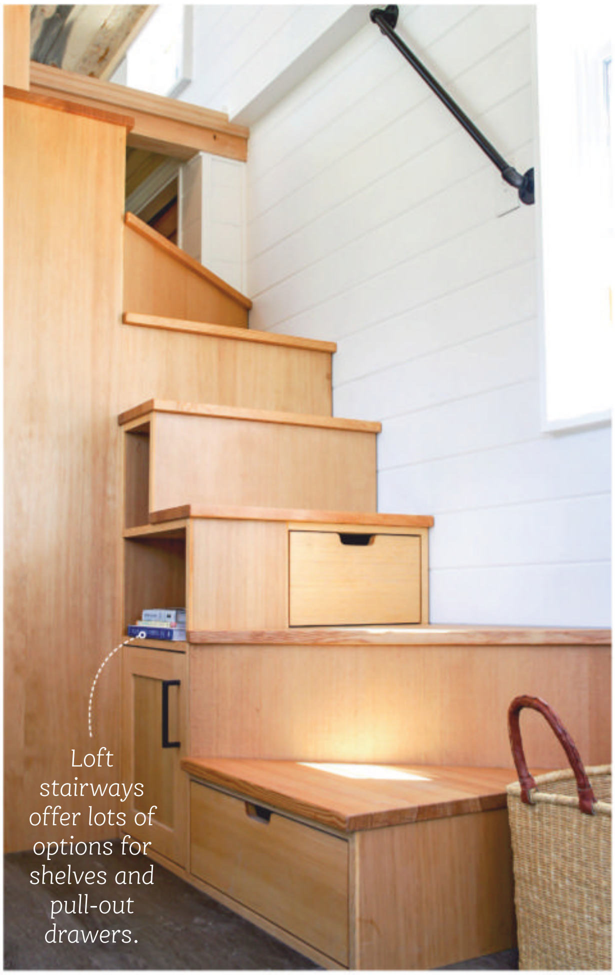


IT'S INCREDIBLE WHAT YOU CAN DO WITH A SHOEBOX SHAPE. Prospective clients are sometimes apprehensive about what can be accomplished in a long, narrow footprint. But the challenges of that type of space often produce unexpected—and delightful—results. Slightly altering levels, for example, creates the feel of a separate room with a distinct personality. Roof pitches, textures and colors are just some of the allies of small-space design. It's finding the classic balance of form and function.

area, home office—into 400 square feet or less. Although such limited space is a challenge, she knows there's no rubber-stamping good design.

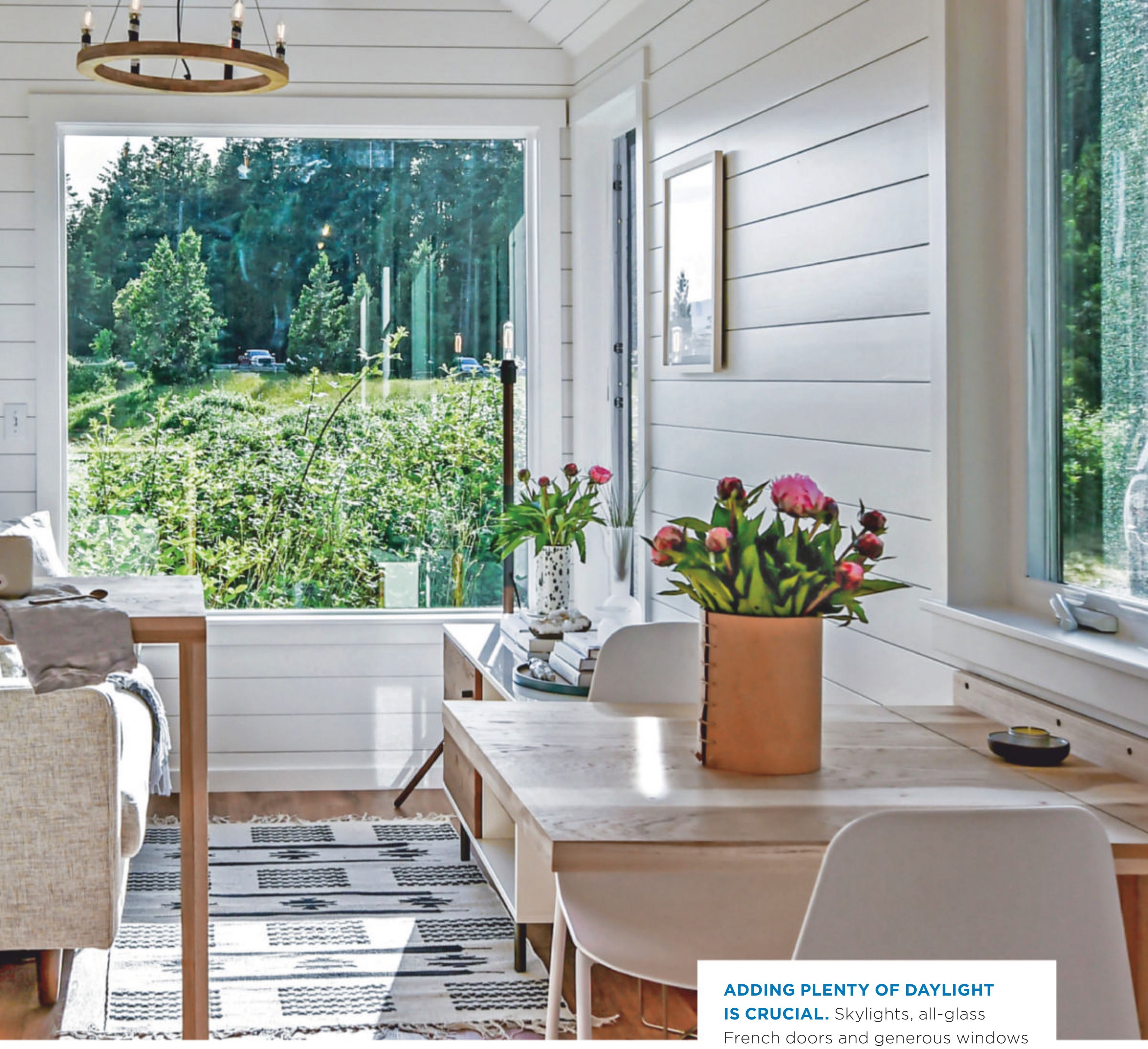
"Many people think there's only so much you can do with a shoebox shape," she says. "But actually it's really, really incredible what you can do with a shoebox shape."

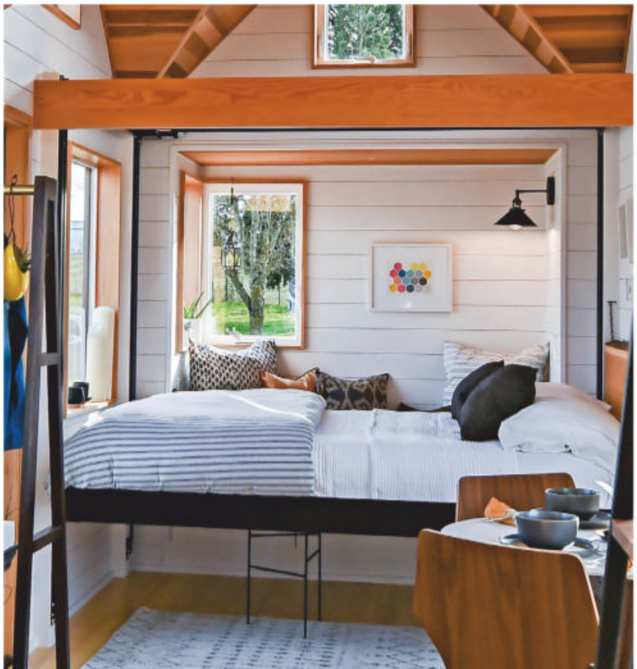
Schultheis notes that in tight quarters, where everything is literally close at hand, quality touches help make small spaces livable and easy to appreciate. And because smaller houses don't require large quantities of materials, adding top-quality surfaces, appliances and finishes can still fit into the budget. Beautiful woods and



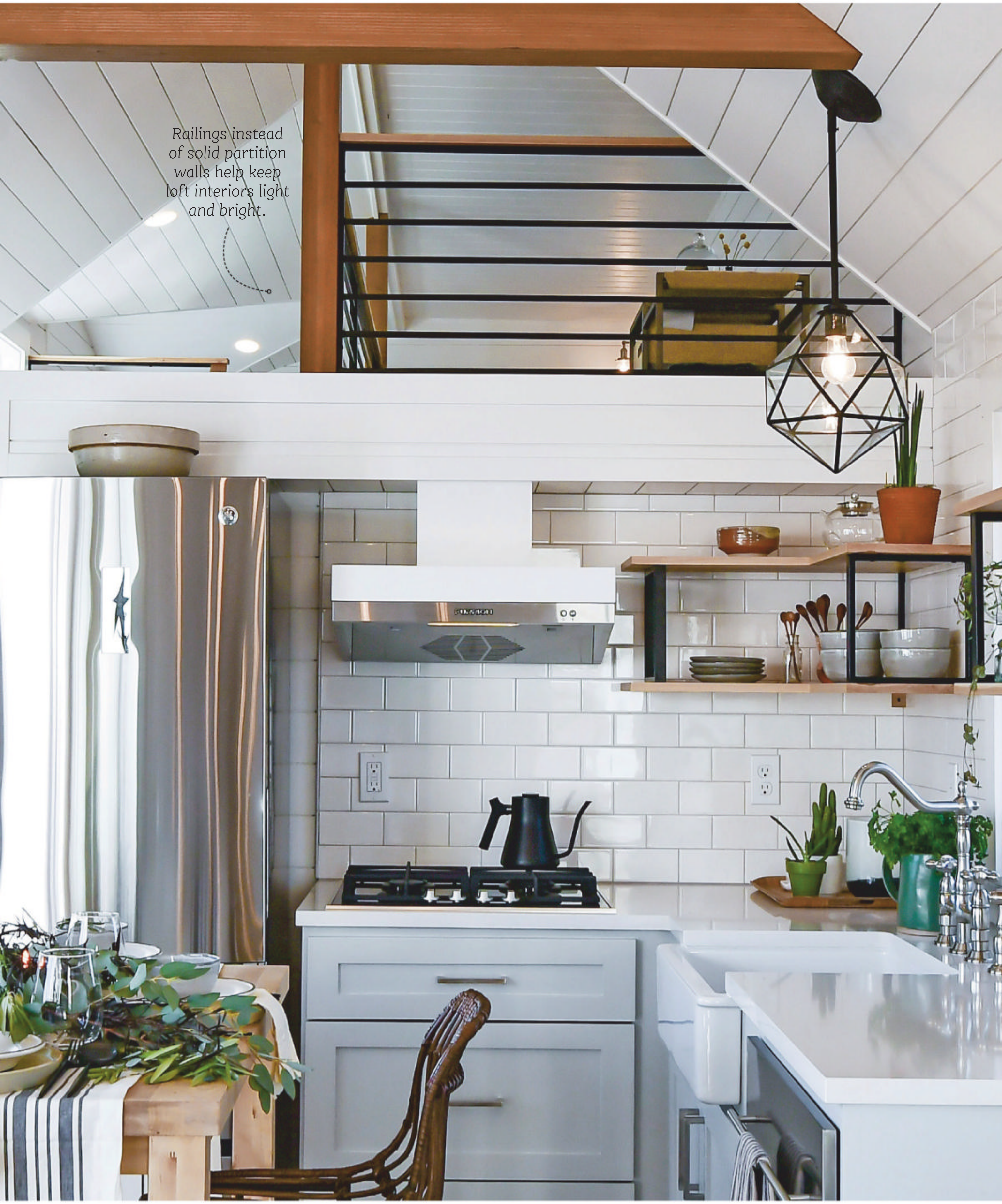
Loft stairways offer lots of options for shelves and pull-out drawers.

Custom touches, such as unique chandeliers and pendant lights, add personality.





ADDING PLENTY OF DAYLIGHT IS CRUCIAL. Skylights, all-glass French doors and generous windows (above) create light, open interiors that won't feel cramped, even in winter. Allowing views to the outside blurs the distinction between in and out, making spaces feel larger than they really are. Also, good tiny-house architects cram as much storage as they can into available space. Dual-purpose functionality, such as the moveable bed *(left)* that can be raised to increase daytime floor space, is the heart and soul of effective tiny-house design.



Railings instead of solid partition walls help keep loft interiors light and bright.

OPEN SHELVES instead of upper cabinets keep kitchens feeling open and airy. In a tiny house, there's not a lot of counter space, and solid upper cabinets can limit visibility and light, while making the space feel constricted. Open shelves let light through the entire space. Similarly, tall elements, like a refrigerator, are best placed toward the back of kitchen space to keep the feeling of openness. A basic white-on-white color scheme makes light bounce around interiors and helps small spaces feel larger.

Specialty woods, such as beautifully grained clear cedar, are a simple way to add a luxe touch.

tiled backsplashes, for example, are eye-candy and an everyday joy.

"We use the very best surface materials, hardware and cabinetry," she says. "We never skimp."

She also knows that every good design starts with the client. "I definitely try to have a balance of form and function, and that involves a lot of feedback from our clients on what has worked in their lives, what hasn't worked. We know it's a big deal to go tiny—it can be stressful and emotional for people. That's why we strive to have a close relationship with our clients. We're part of their future."

A TINY HOUSE
ON WHEELS CAN TOP
18,000 POUNDS—
WELL BELOW THE
DEPARTMENT OF
TRANSPORTATION
LIMIT OF 20,000
POUNDS PER AXLE.

Rules — of the — Road

What you need to know about a tiny home on the move.

BY DAVE TOHT

A tiny home on wheels (THOW) is born to ramble, at the very least from its point of origin to that place it will call its home. To make the journey, a THOW can't be too large; it must safely navigate the roads. And it's not just the journey that presents challenges—it's the destination, too. Will your THOW be welcome or run afoul of local codes? Here's a primer of what you need to know about houses on the move.

Sizing Things Up

In order to safely clear bridges, a THOW's height shouldn't exceed 13.5 feet, measured from where the rubber hits the road to the ridge of the roof. That typically allows safe clearance on major highways. Some THOW builders even like to top out at 13 feet 4 inches—just in case a layer of paving has been added beneath a bridge. But even that margin is not a free pass: The height of New York's Holland Tunnel is a mere 12.5 feet—something worth planning around.

THOW trailers are all 8 or 8.5 feet wide, and that's not an accident: Anything wider than 8.5 feet is considered an "Oversize Load," requiring a permit for each state you'll travel through, a complicated process. If you must exceed the norm, a permitting service can help, advises Doug Schroeder, owner of Timbercraft Luxury Tiny Homes in Alabama: "They handle all the needed permits—and they verify the route."

Then there is length. Technically, the Department of Transportation (DOT) limit is 53 feet. So why are most THOWs no longer than 42 feet? The answer lies in an important certification. A home on wheels of 400 square feet or less qualifies as a Park Model Recreational Vehicle (PMRV). This makes it an RV rather than a mobile home and offers a lot more latitude in where it can be placed. Because THOWs may have lofts and other overlapping interior levels, 400 square feet seldom requires more than 42 feet of length. A PMRV certified by the American National Standards Institute (ANSI) is something a building department immediately understands. "Certification helps a lot," says Schroeder. "I tell my customers that if they say 'tiny home' it can cause confusion. If they say 'park model home' the city knows what you are talking about."

Weighing In

Most trailers have three axles, each capable of carrying 7,000 pounds. With even a well-appointed THOW topping out at about 18,000 pounds, weight isn't a worry. Nor will it run afoul of DOT regs: Up to 20,000 pounds is allowed on interstates—per axle!

Coming Home

Some towns consider it their mission to welcome THOWs. For instance, Spur, Texas, has declared itself to be "America's first tiny-house-friendly town," although because of high winds THOWs must lose their wheels and be secured to a foundation. Less-windy Durango, Colorado, welcomes the wheeled parking of THOWs as long as they have their PMRV certification or otherwise can pass muster with the building department.

However, many towns consider THOWs as domiciles for camping, not permanent living. Should you choose to locate your tiny home in a backyard, you might be on shaky legal ground. Occurrences such as congested parking, wood smoke and illegal dumping of sewage may lead to complaints the city must respond to.

There are other options. RV parks—some on lakes or with mountain views—can offer well-spaced lots at a reasonable monthly rent.

Or, consider becoming a state park campground host. Hosts get to live free in the wild year-round in exchange for half-time duty keeping the sites clean, restrooms stocked and doing minor repairs.

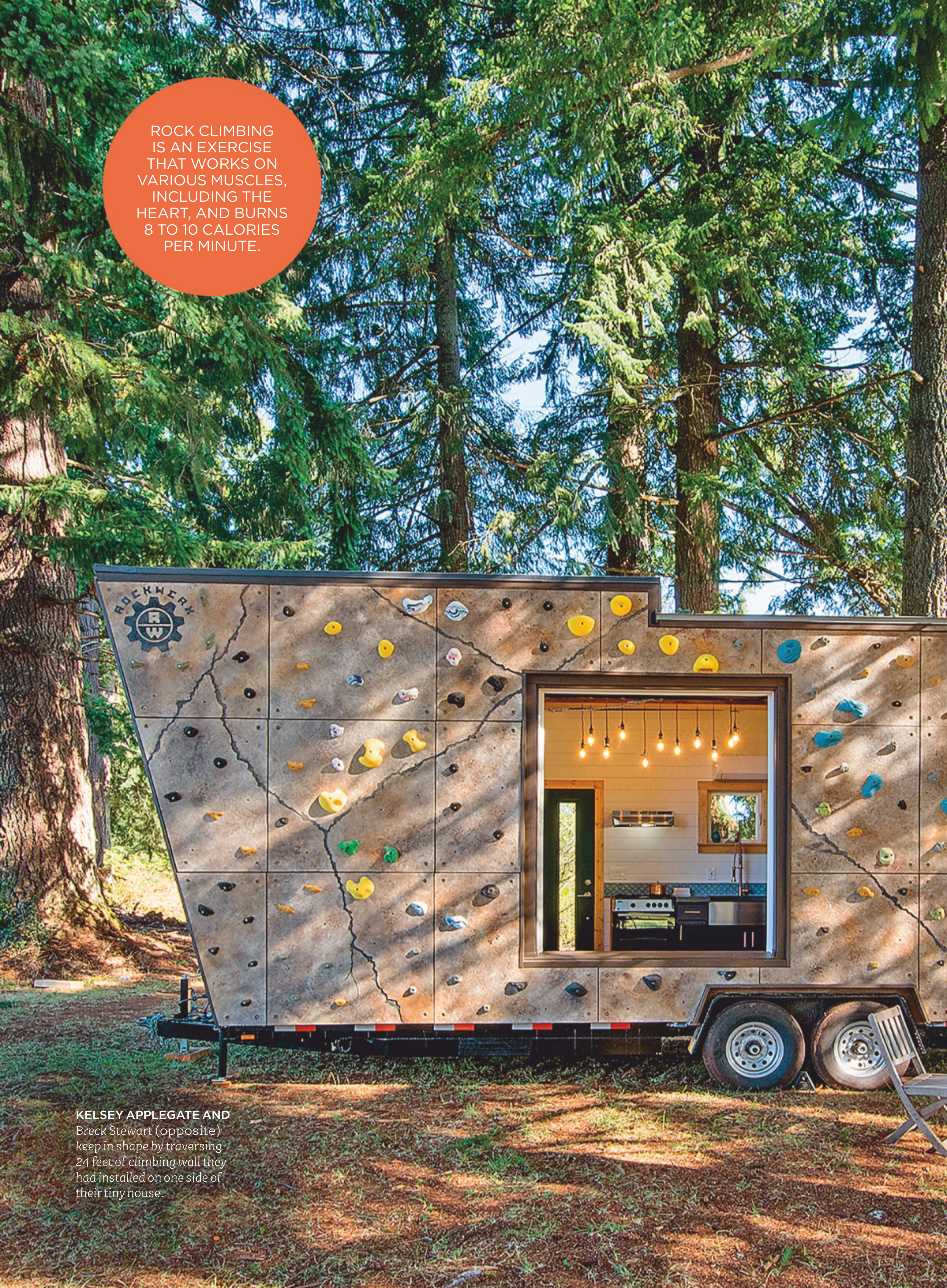
THE HEIGHT *of a THOW can't exceed 13.5 feet, measured from the bottom of the wheels to the highest part of the house.*

A TOWED HOUSE *wider than 8.5 feet is considered an "oversize load" and requires a permit for every state it travels through.*

•••

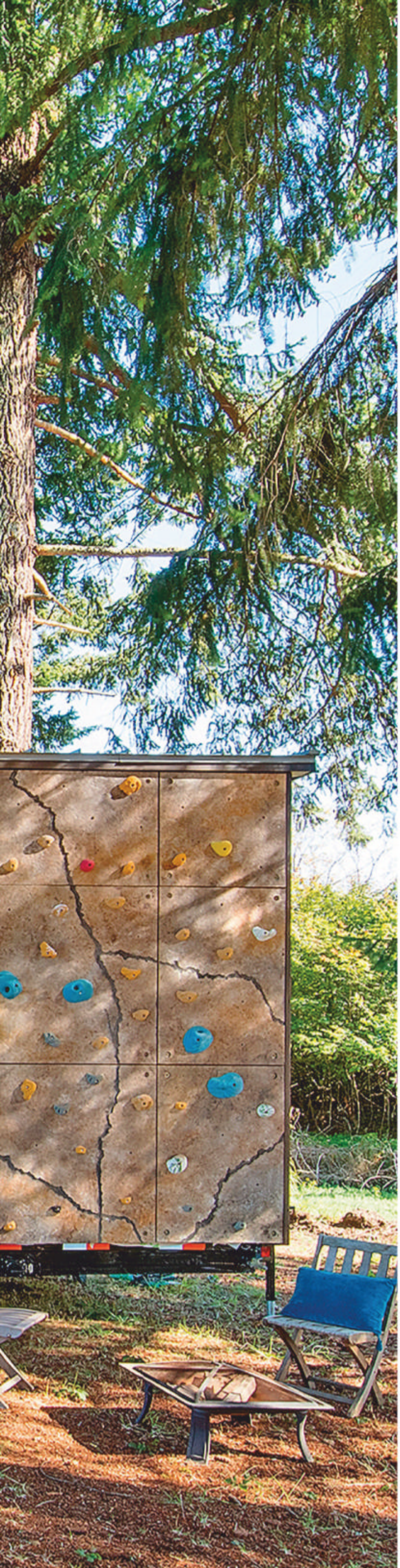
SOME SMALL TOWNS, LIKE SPUR, TEXAS, HAVE ROLLED OUT THE WELCOME MAT FOR TINY HOUSES IN AN EFFORT TO LURE MORE RESIDENTS TO THEIR AREA.

•••



ROCK CLIMBING IS AN EXERCISE THAT WORKS ON VARIOUS MUSCLES, INCLUDING THE HEART, AND BURNS 8 TO 10 CALORIES PER MINUTE.

KELSEY APPLEGATE AND *Breck Stewart (opposite) keep in shape by traversing 24 feet of climbing wall they had installed on one side of their tiny house.*



176 SQUARE FEET

Rock-Solid Love

An adventurous couple designs a wow-factor tiny house that suits their on-the-move life.

BY LISA KAPLAN GORDON

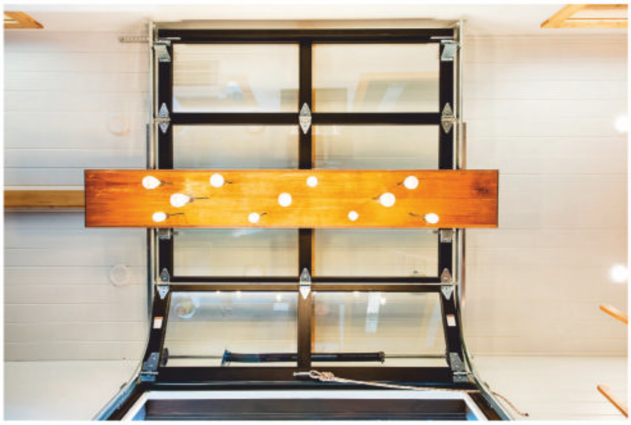
When Kelsey Applegate and Breck Stewart graduated from the U.S. Air Force Academy and married in 2017, they were long on love and short on possessions—and a perfect fit for the 176-square-foot tiny house on wheels they'd designed anticipating a lot of togetherness and a string of moves.

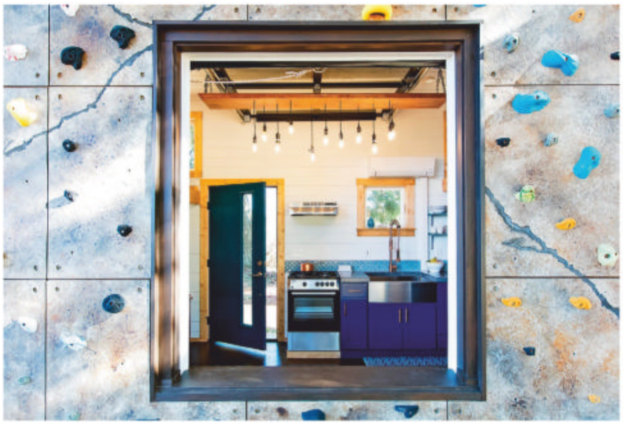
"In the military, we don't get to stay in one place very long," says Stewart, an Air Force pilot. "And we wanted a place we could take with us."

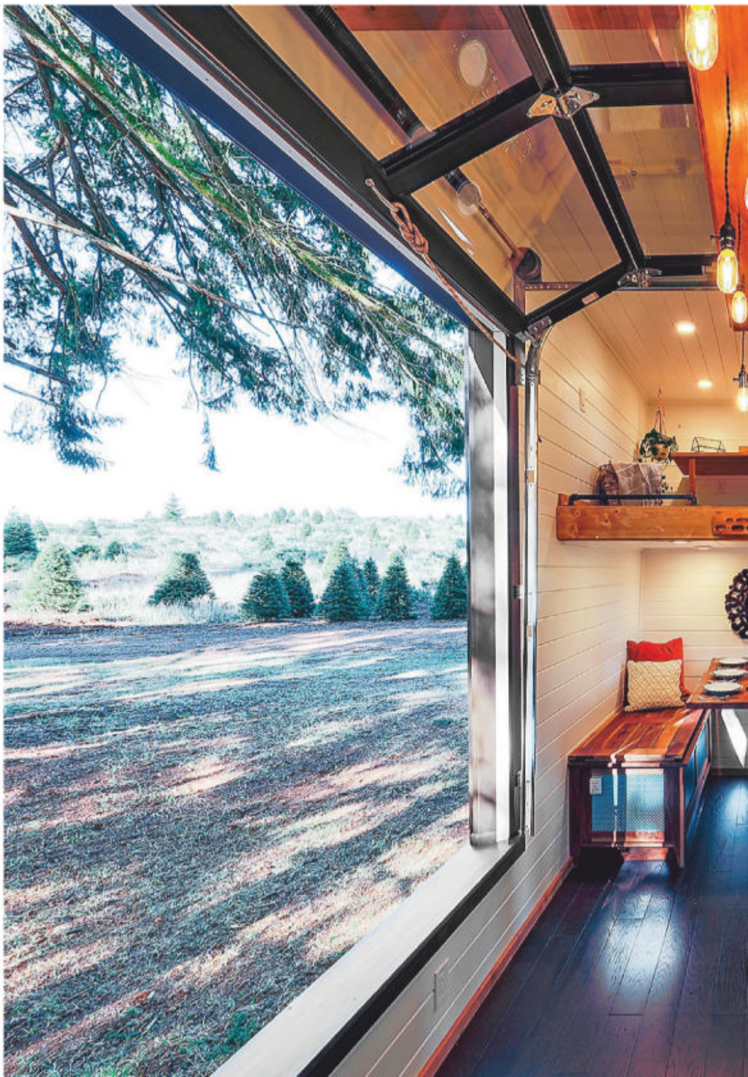
Applegate adds, "And we enjoyed being around each other all the time."

Wanting to keep their carbon footprint small, the couple decided to live in a tiny house. They

A GARAGE DOOR ON TRACKS *folds into the ceiling (below) and opens the tiny house to a flood of light. The door is made of safety glass and is easy to clean.*







hired Tiny Heirloom, a custom builder in Portland, Oregon, to combine their love of boho-chic decor with their passion for outdoor adventures. Working with Rockwerx, a manufacturer of climbing walls, the couple turned an exterior side of their house into a 12-foot-high, 24-foot-wide climbing wall. It was big enough that when the couple were posted to Columbus, Mississippi, their tiny house boasted the tallest rock-climbing wall in the state.

"You can climb up it in three or four good moves, but we really designed it for traversing," Stewart says. "It's not the most difficult climbing wall. But it would give us some strength training during the week."

The tiny house stacks sleeping and working lofts atop the daily living space—a cobalt-blue kitchen with full-sized appliances, dining room with built-in benches that transform into a second sleeping area, and a bathroom that's tricked out with an inviting Japanese soaking tub.

THE RANGE (ABOVE LEFT) IS *fueled by two propane tanks mounted on the home's outside wall. The dining area (left) features a table that lowers to the height of the benches to provide extra sleeping space, and the garage door makes al fresco dining a breeze. The cobalt-blue kitchen (above) fits the home's boho-chic design.*

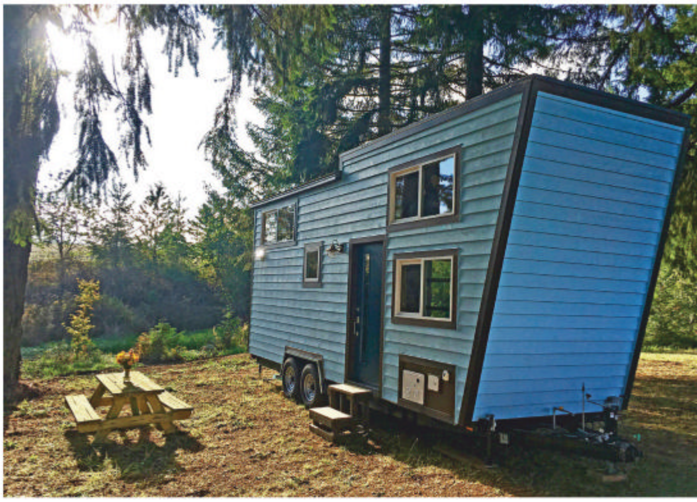
A SECOND LOFT *is used for reading and relaxing. Pendant lights hang from a soffit positioned under the open garage door* (above).

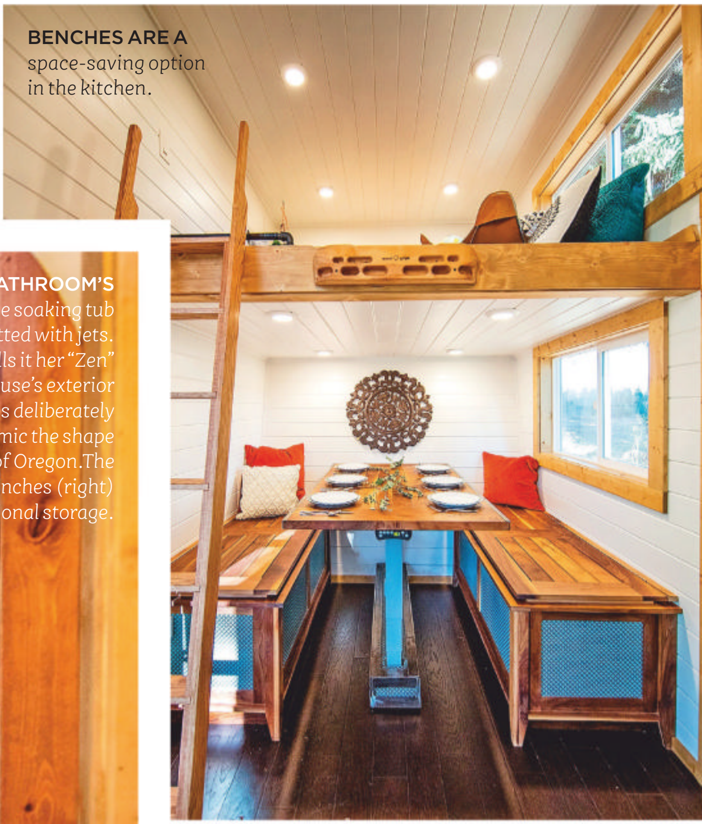
MANY TINY-HOME MANUFACTURERS PROVIDE FINANCING FOR PROSPECTIVE HOMEOWNERS, AND SOME OFFER SPECIAL RATES FOR MILITARY PERSONNEL.

Adding to the home's wow factor is a garage door that slides into the house's ceiling.

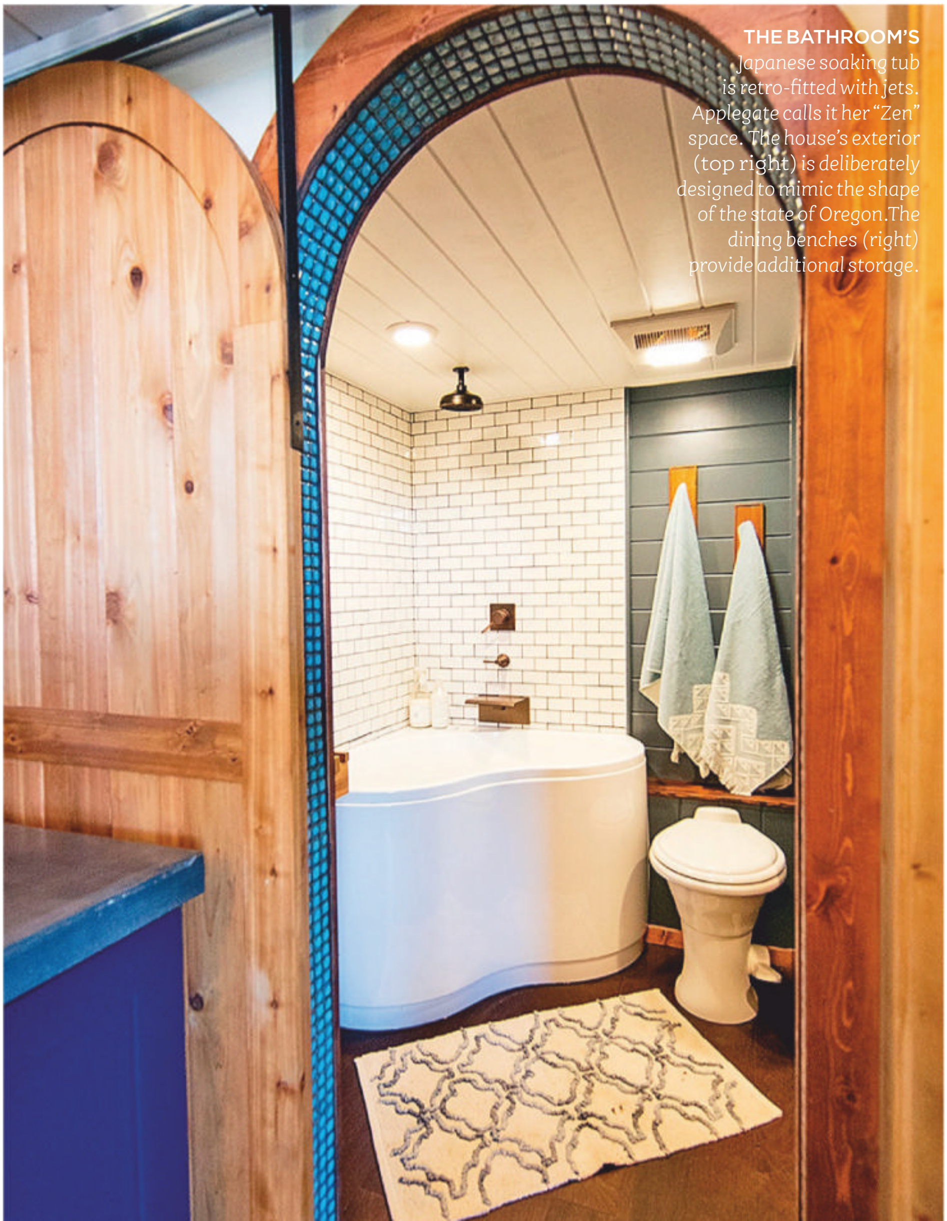
"It's supercool being able to open out an entire side of the house, have access to an instant patio and let so much light in," Stewart says.

For a time, Applegate and Stewart were stationed in Phoenix, where they lived in a 600-square-foot studio they called "enormous," and shipped their tiny house to the Oregon coast where they rented it out on Airbnb. Their next move is to Burlington, Vermont, where they plan to settle down. Whether their tiny home settles with them is still an open question. "There's a possibility that we'll take it to Vermont, but there's an equal possibility we'll sell it," says Stewart. "We're trying to figure out what this next stage of our life will look like."





BENCHES ARE A *space-saving option in the kitchen.*



THE BATHROOM'S *Japanese soaking tub is retro-fitted with jets. Applegate calls it her "Zen" space. The house's exterior (top right) is deliberately designed to mimic the shape of the state of Oregon.The dining benches (right) provide additional storage.*

• • •

"IT'S SUPERCOOL BEING ABLE TO OPEN OUT AN ENTIRE SIDE OF THE HOUSE."
—*BRECK STEWART*

• • •

FOR DESIGNER and founder David Latimer, meticulous lighting is a hallmark of New Frontier Tiny Homes. “I love lighting,” he says. “Light is everything to me.”

300 SQUARE FEET

The Light Fantastic

Clever levels, wraparound siding and ingenious illumination help this tiny home outshine all others.

BY DAVE TOHT | PHOTOS BY STUDIOBUELL

MAPLE-VENEER *plywood surrounds the sleeping loft. Skylights and an operable egress window also allow ventilation.*

A FLOATING VANITY, *mirrors and valance lighting make the bathroom seem larger than it is. The mirrors are backlit with LED lighting. Latimer loves to play with lighting, both natural and artificial (above).*

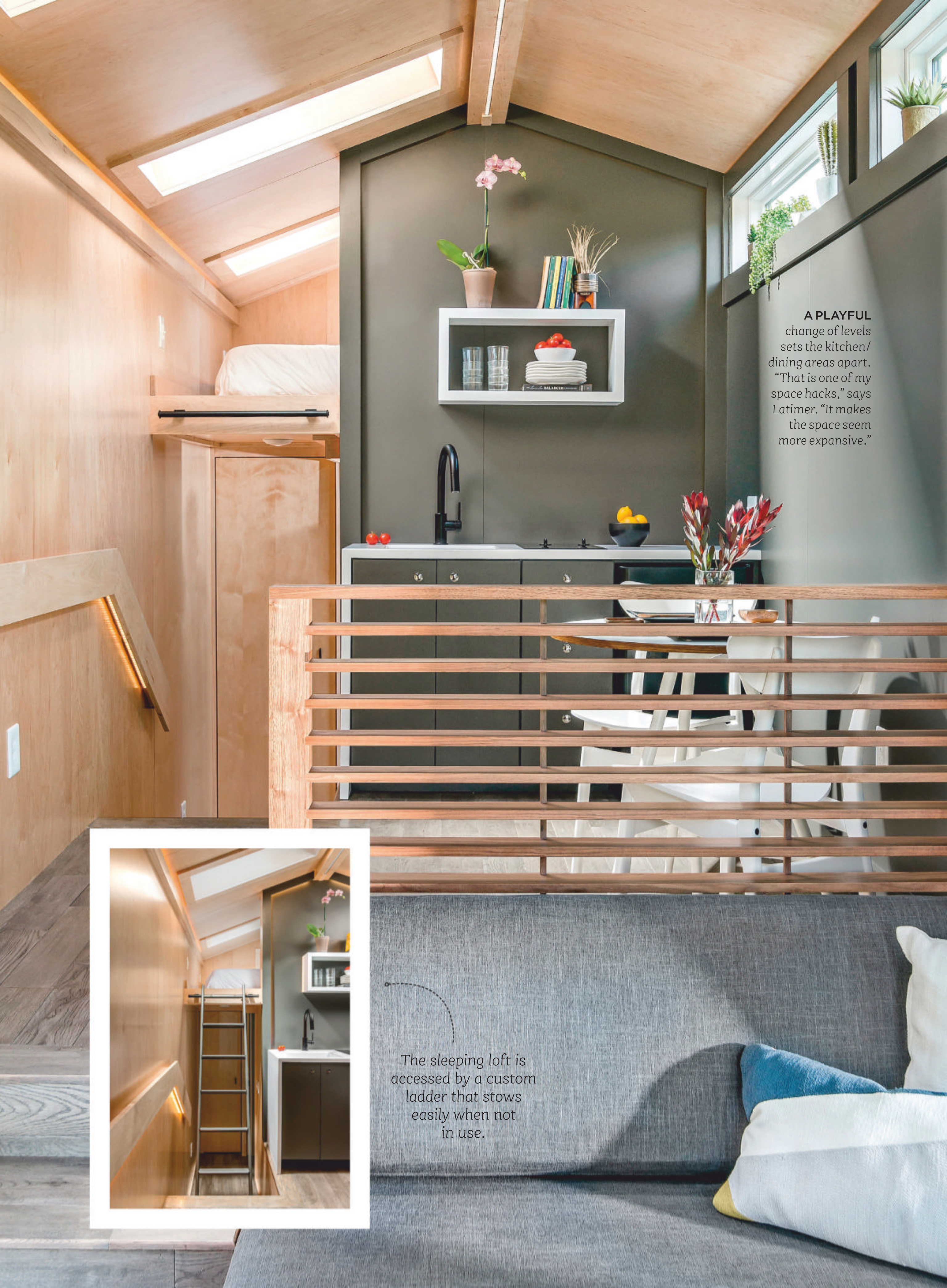
"The solar eclipse had a profound effect on me," says designer David Latimer of the 2017 event that put on an exceptional show for his hometown of Nashville, Tennessee. "It was one of the most magical experiences I ever had."

Latimer would dip deeply into that experience when he designed his 300-square-foot production home, The Orchid. Lighting, both natural and artificial, took center stage. And, eclipse-like, much of it emerges from the shadows of valances, recesses and even banisters. Happy owners use words like "enchanting" and "magical" to describe the way the lighting transforms the interior and makes it seem larger, with just the slide of a dimmer switch.

The effect is intentional: "I love hiding the source of the light so you don't see the light itself, just the surfaces it pours over," notes Latimer. That playful illumination is made possible with the use of LED strip lighting set in aluminum diffusers.

Maple plywood interior walls keep everything radiant and bright. Plenty of skylights and windows, most of which also provide ventilation, make full use of daylight. And then there is the 8-by-8-foot garage door that forms one wall of the living area. Raise it and you may as well have stepped outside. "Basically a whole wall of your space opens up and you're right out there," says Latimer. Close it and you have a stylish wall of glass that beautifully frames the outdoors.

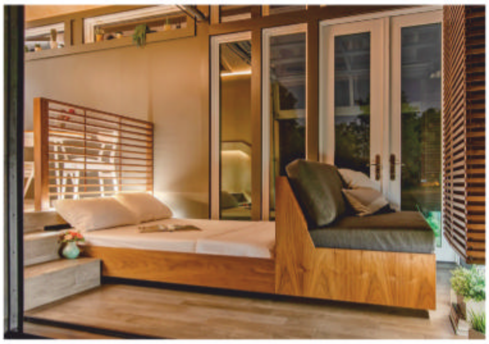
But there are more ways this house puts others in the shade. An innovative wraparound roofing and siding treatment gives the house a sculptural



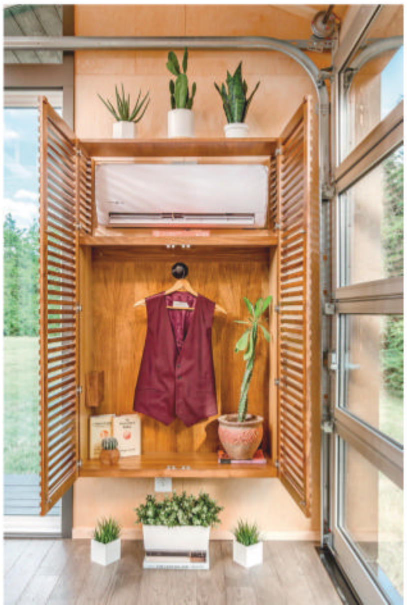
A PLAYFUL *change of levels sets the kitchen/dining areas apart. "That is one of my space hacks," says Latimer. "It makes the space seem more expansive."*

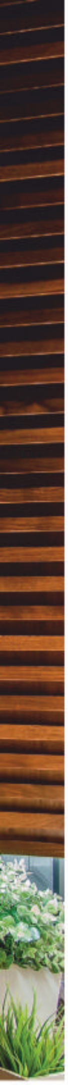
The sleeping loft is accessed by a custom ladder that stows easily when not in use.

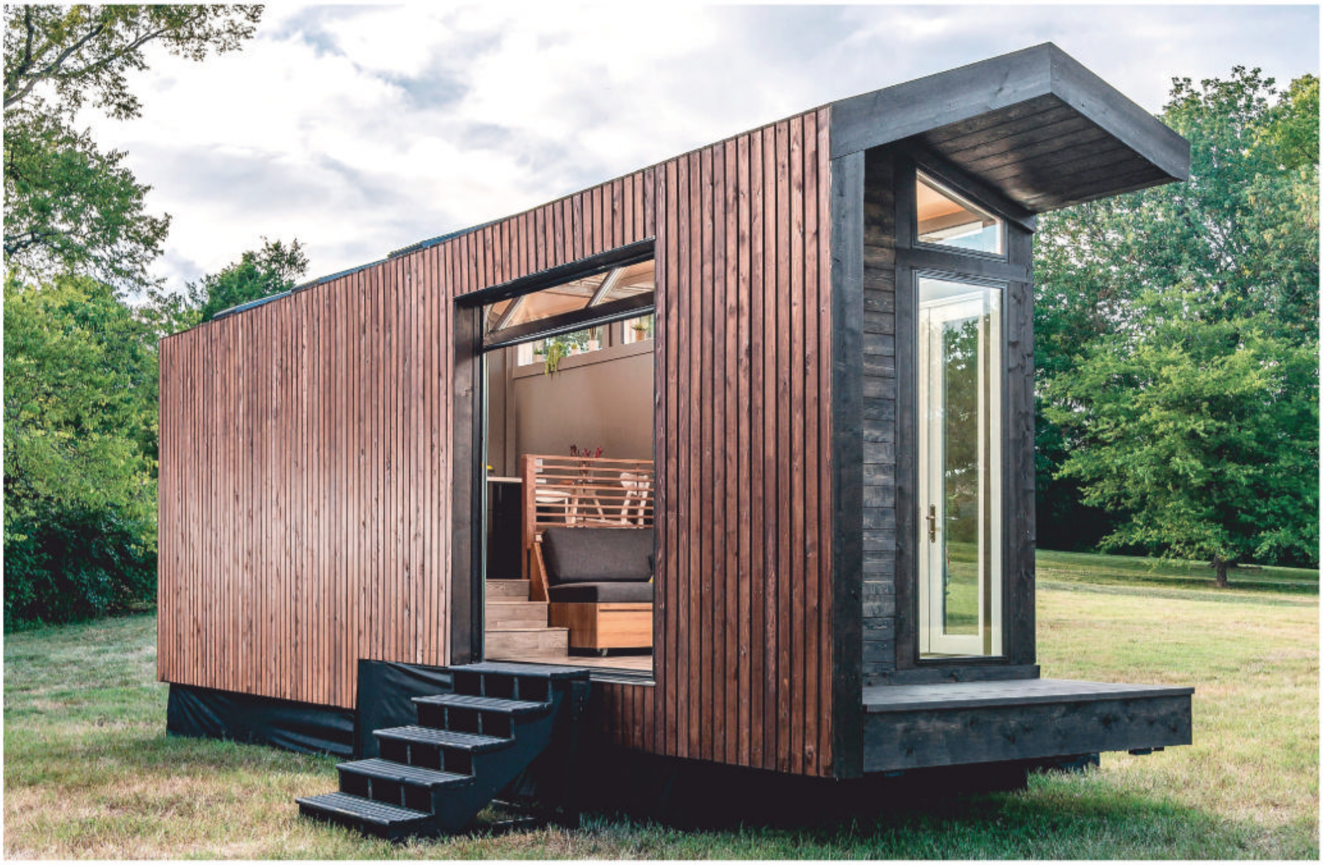
Pulling out the sofa-like settee creates an instant guest bedroom. Easy-rolling 3-inch rubber castors make the transformation easy.



Screened by horizontal lattice, a mini-split heating and cooling unit conditions the air when things are closed up.







LATIMER ADDED AN *8-by-8-foot insulated glass garage door to the house. It serves as a dramatic main entry and opens The Orchid to the great outdoors* (above).

elegance. Achieving it looks a lot simpler than it is. The cladding starts with wrapping the house—walls and roof—with a moisture barrier. Next comes self-adhered roll roofing—again to the walls as well as the roof. Specially routed furring strips hold the final 1x4 cedar planks above the roof for drainage. Stainless steel screws fasten it all together, and each plank is sealed with two doses of silicone. "We kinda go over the top," Latimer laughs. "As we do with everything. The effect is nice—but not cheap."

Levels also add to the magic of The Orchid. Three steps lead up to the kitchen/dining area. Beyond it, an equal number of stairs lead down to the bathroom entry, closet and the ladder to the sleeping loft. "Something about those little changes in elevation also give it a fun, almost a treehouse feel," explains Latimer.

HOUSEBOAT OWNER *Maureen Marcenko can enjoy views of her watery "backyard" from the rear deck.*

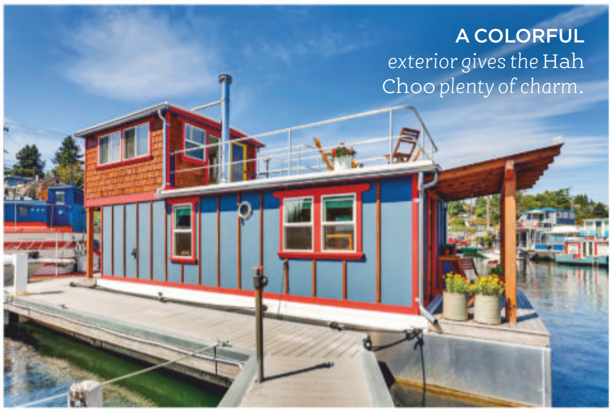
ABOUT 230 SEAFARING HOMEOWNERS LIVE ON "FLOATING PROPERTIES" ON THE PLACID WATERS OF LAKE UNION NEAR SEATTLE.

564 SQUARE FEET

Water Worldly

A search for a small, more manageable place to live brings a Seattle woman to the charms of life on a houseboat.

BY JOHN RIHA | PHOTOS BY VIRTUANCE



A COLORFUL *exterior gives the Hah Choo plenty of charm.*

AN ANTIQUE WOOD-BURNING *stove adds character and plenty of warmth on chilly days.*

HOUSEBOAT INSURANCE CAN BE EXPENSIVE, COSTING FROM $2,000 TO $5,000 ANNUALLY. SOME MARINAS ADD FEES FOR POLLUTION CONTROL.

Maureen Marcenko was ready for a change. As an empty-nester living by herself in a "big house" in West Seattle, she felt the time was right for downsizing. But checking out typical urban possibilities—condos and apartments—proved to be uninspiring. Then a colleague mentioned he was going out of state and that a houseboat he'd been renting on nearby Lake Union would be available, and Marcenko's life took a turn.

"I didn't want to live in a little box," says Marcenko, "and I thought a houseboat would be interesting. I'd barely been on a boat in all my life, so it was sort of a leap of faith."

As it turned out, it was just the kind of leap she needed to take. "Once I discovered that I didn't get motion sickness," she laughs, "I just loved it."

She became so enamored of the water-based lifestyle that when her houseboat came up for sale, she promptly bought it and began to give it a much-

THE DECK ENCOURAGES *getting to know your neighbors and enhances the sense of community.*

• • •

"THERE'S SOMETHING LIBERATING ABOUT LIVING IN A SMALL SPACE."
—MAUREEN MARCENKO

• • •

What's in a Name?

One thing Maureen Marcenko didn't change was the name of her boat: *Hah Choo*. That's a good thing, as changing the name of a boat supposedly brings bad luck. *Ha Choo* was built in Canada and the original owner sailed the craft down the Pacific coast to Seattle. The name is from the language of western Washington's indigenous Duwamish Tribe and means "The Big Lake."

LIGHT COLORS *and whitewashed wood flooring help keep interiors bright and cheery.*

A NARROW STAIRWAY LEADS TO THE UPSTAIRS *bedroom* (below, top), *which opens to a deck. The gaily colored front door* (bottom) *welcomes visitors.*

needed renovation. The first order of business was major: The boat needed a new hull. The houseboat was dry-docked, the old hull removed and a new aluminum hull installed. Although the retrofit was far from "normal" landlubber homeowner maintenance, it proved to be an excellent introduction to the world of houseboat ownership.

"There's so much space down there!" says Marcenko. "It's almost 4 feet deep, it's got tons of storage and all your systems are there—plumbing, mechanical and your bilge pump. It's all visible and accessible. It's comforting to know everything's in good condition."

With a new hull in place, Marcenko set about getting the rest of her 564-square-foot house into shipshape. She hired an architect who was a friend and avid boater to expand a smallish bathroom and add a covered deck, a new entry and essentials such as new galvanized gutters. She whitewashed wood flooring and painted the interior herself, "because I really wanted it to be lighter and brighter and bigger and cleaner."

Now comfortably settled in, Marcenko has readily adapted to life on the water. "It's such an appealing, lovely place to live," she says. "You can sit on your deck in the morning with a cup of coffee and it's calming and serene. There are ducks swimming by and boats coming and going. Plus, it's a different kind of community. You have to be a little more conscious of the elements and the fact that you live on water. We're always looking out for each other."

And she's thoroughly enjoying living small. "There's something liberating about living in a small space," says Marcenko. "It takes me very little time to clean. You're not spending a lot of money on furnishings or taking care of a garden. It really is a less expensive way to live. And you realize that anything that you have in the boat has a purpose, and you appreciate it even more."

RELAXING IS EASY *on the Hah Choo's large upper deck. Built-in furniture (top right) won't move when the houseboat rocks. Custom wood trim (above right) adds a classic nautical touch to the bathroom.*

Home, Home on the Bay

Linda Bagley knows houseboats. As the owner of Special Agents Realty in the Seattle area, she has specialized in houseboats since 2006. She herself lives on a houseboat on Union Lake, where some 230 houseboats and floating homes are moored, and we thought she would be the perfect person to answer a few questions:

What's the difference between a houseboat and a floating home?

A houseboat typically has quick disconnects for electrical and water and can be moved from marina to marina. They also have black water tanks that are emptied by wastewater pump-out services.

Floating homes are in assigned spaces and are not permitted to move to different locations. They have permanent connections for sewer, electrical and water. Some also have gas connections.

Both pay King County personal property tax, although this is a transitional process for houseboats since they are no longer permitted to relicense as a vessel when they sell. We are slowly transitioning them as they sell from vessel licensing to a FOWR (Floating On-Water Residence) with personal property tax.

What's a typical mooring fee? Are utilities usually included?

Moorage averages between $15 to $20 per linear foot for the slip or houseboat, whichever is greater. Water and garbage are typically included. Electricity is metered at an average of $25 per month. Sewage pump-out services vary between $50 to $100 per month.

What do you like best about living on a houseboat?

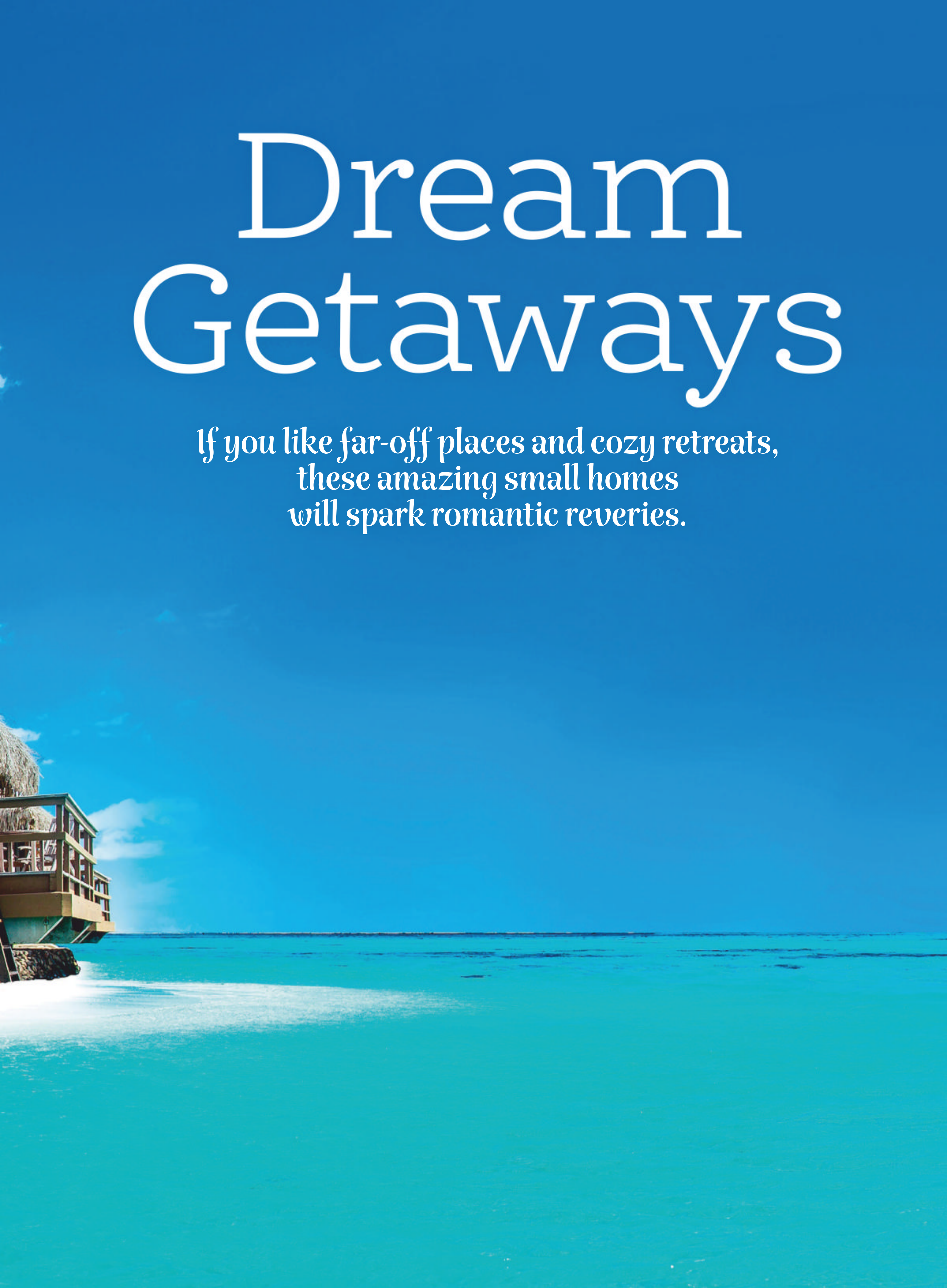
I have loved almost every part of life on the lake. I love the gentle movement that rocks me to sleep, the sounds of rain on the roof, the activity and liveliness of lake activity. One of the most amazing things is the community. I have made better lifelong friendships living on the lake than anywhere I have ever been.

Linda Bagley's Seattle Houseboat website, seattle-houseboat.com, includes news, listings and general info about the area's vibrant houseboat communities. You can also reach Bagley at Linda@SpecialAgentsRealty.com.

ONLINE HOME rental services are a good source for discovering unique small houses all over the world.

Dream Getaways

If you like far-off places and cozy retreats, these amazing small homes will spark romantic reveries.

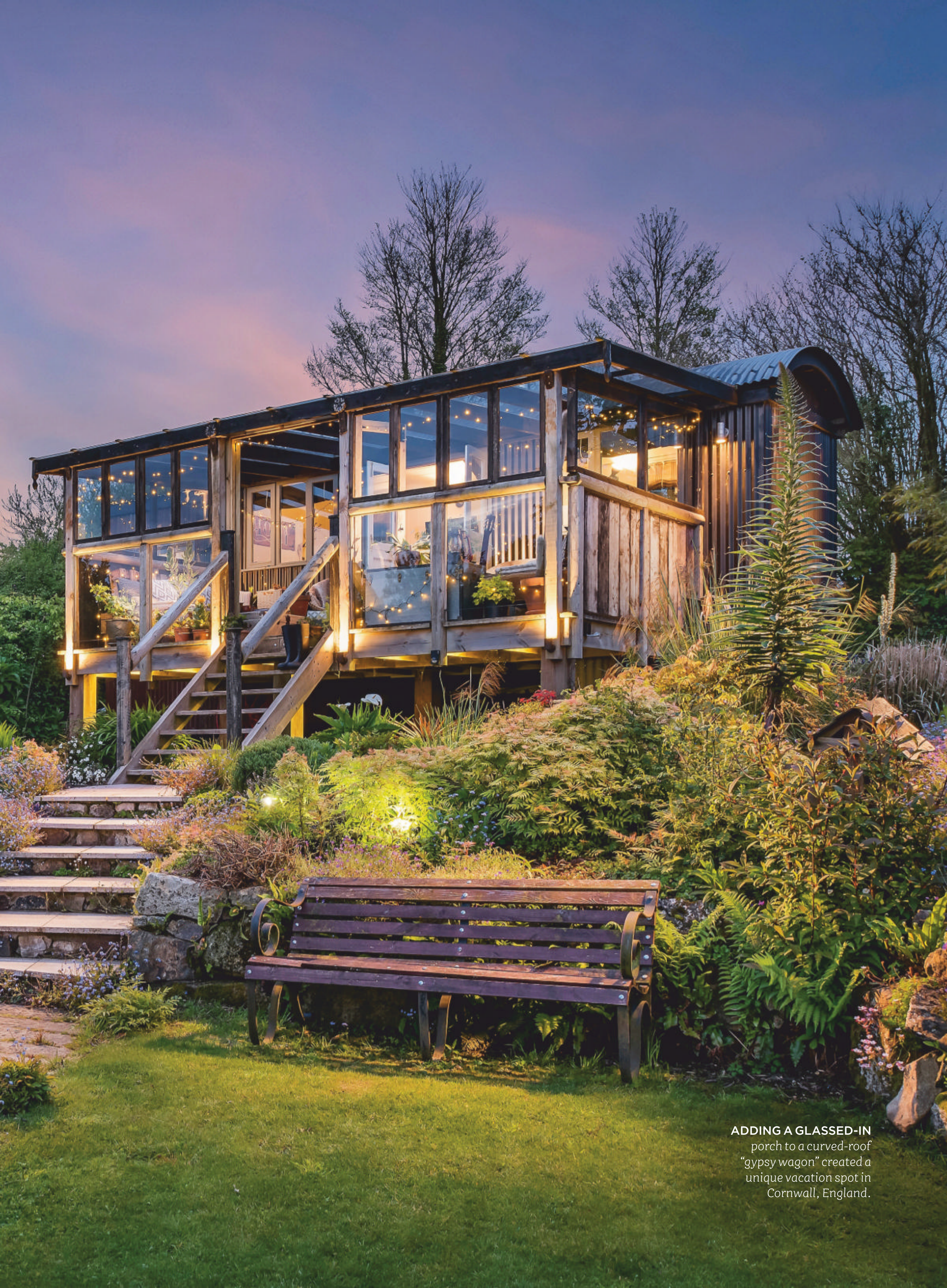


377 SQUARE FEET

Culture Combo

A blend of quirky English charm and the adventurous American West creates a one-of-a-kind getaway house in the U.K.

BY JOHN RIHA | PHOTOS BY UNIQUE HOMESTAYS



ADDING A GLASSED-IN porch to a curved-roof "gypsy wagon" created a unique vacation spot in Cornwall, England.

It was love at first sight. Sarah Stanley spotted the whimsical wheeled hut on a property not far from her home and was immediately smitten by its rustic walls and curved, gypsy-wagon-style roof. When the owner agreed to sell the unused structure, Stanley and her partner, Andy Davey, bought it with the plan of transporting it to her farm in Cornwall, England, for use as a guest cottage.

Once the hut was delivered, Stanley's entrepreneurial instincts kicked in. As the director of Unique Homestays, a home rental service in the U.K., she knew that with some modifications, the hut could be turned into a one-of-a-kind vacation house.

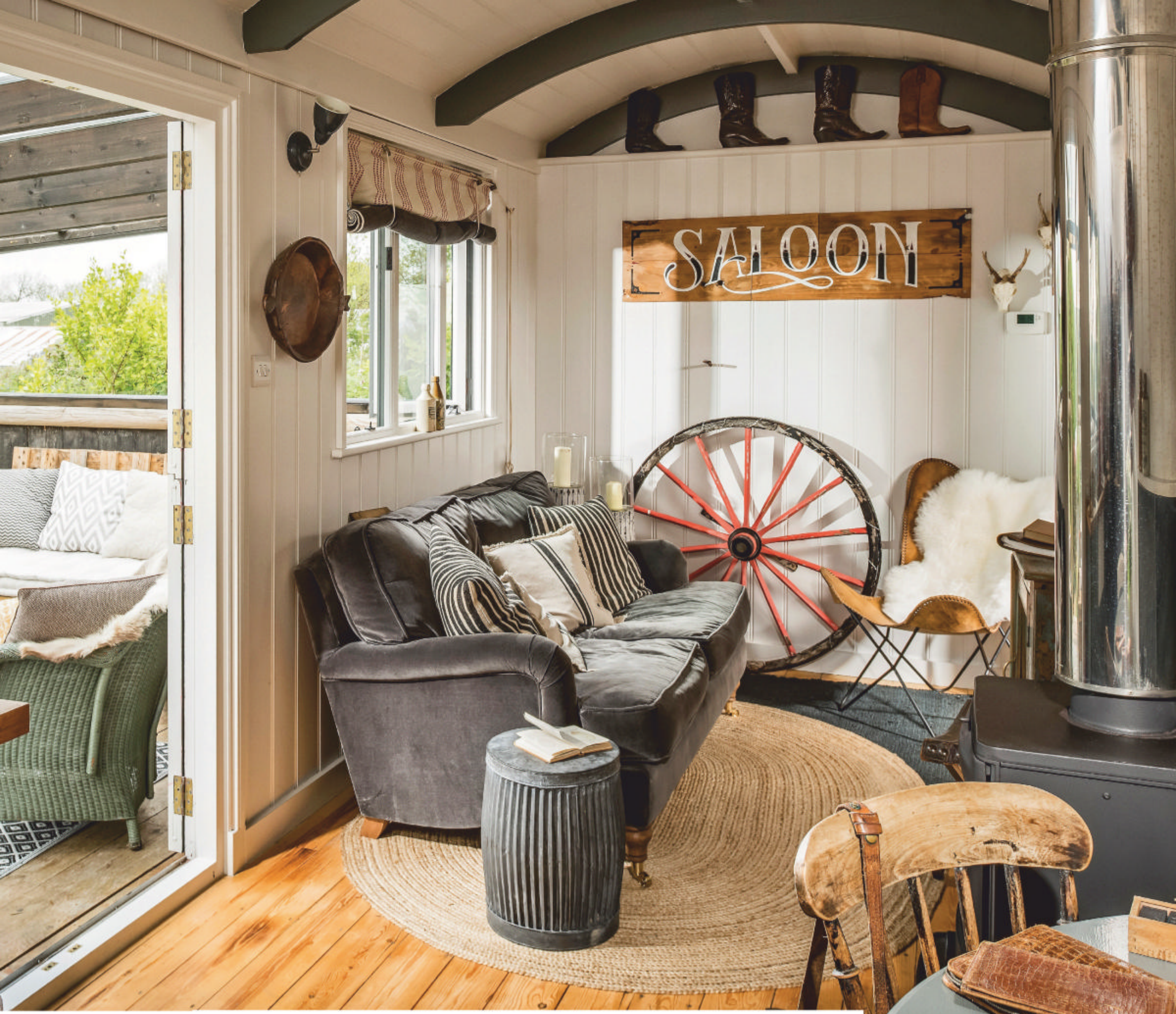
"The gypsy wagon set the scene for an abode with a nomadic soul," says Stanley. "We wanted all the features within to reflect the concept."

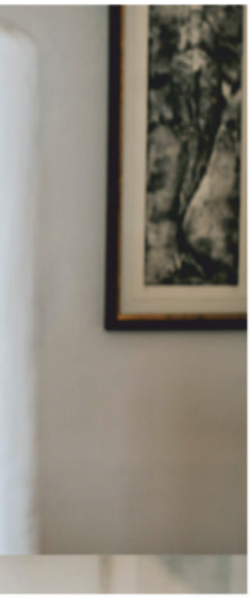
To make the space comfortably habitable, modifications were in order. The hut itself became the centerpiece of the design and included an open floor plan with kitchen, dining and living rooms under the charming curved roof. An addition to the back of the hut provided a generous bedroom with a bathroom and laundry, and a glassed-in veranda stretching across the front of the hut created a light-filled entryway with views of the surrounding gardens.

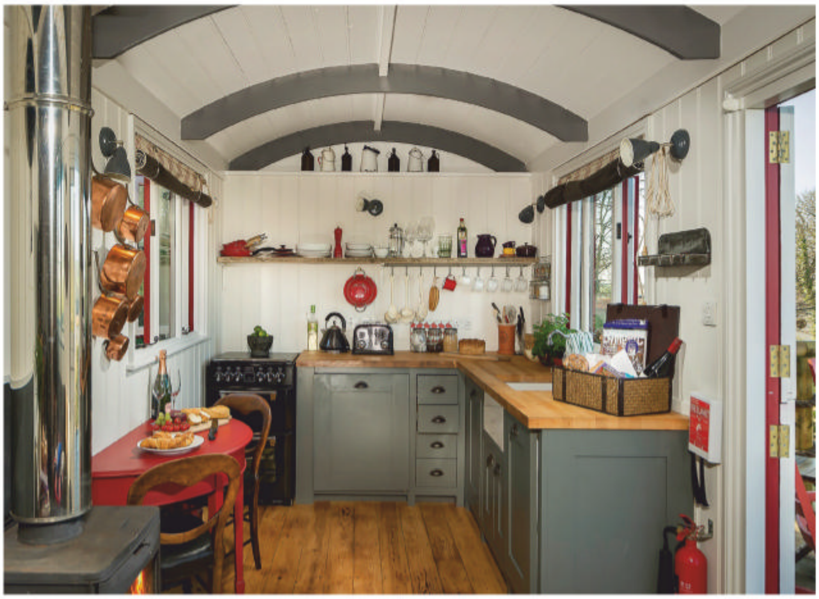
"Working with a small space meant everything had to be planned carefully," she notes.

The exterior walls of the finished 377-square-foot house—dubbed Sundance—were insulated and clad in corrugated steel panels to match the siding of the gypsy wagon and included pieces of rusted metal that preserve the aged charm of the original structure.

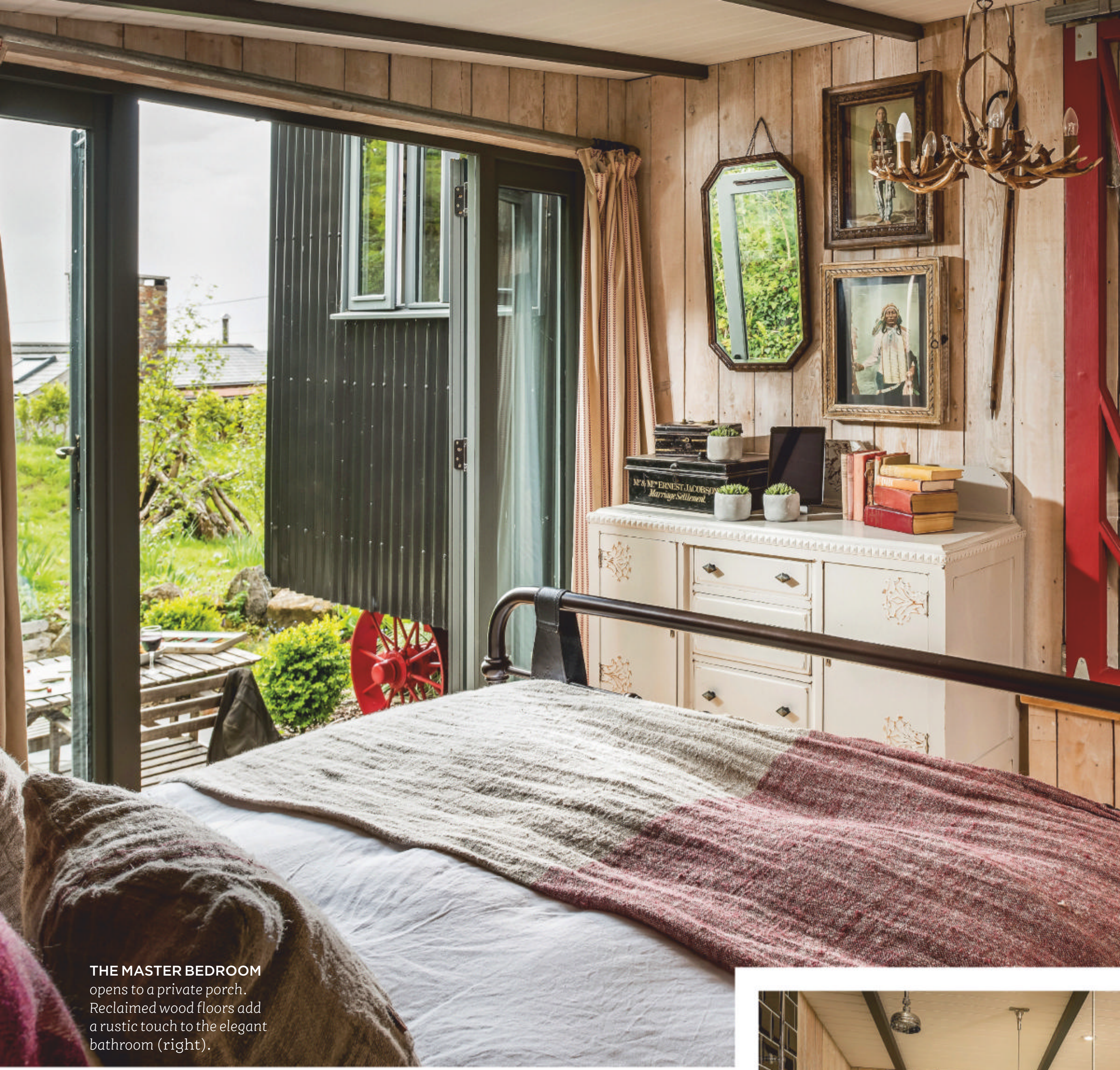
THE AIRY THREE-SEASON *porch gives wide-open views to the carefully landscaped surroundings.*



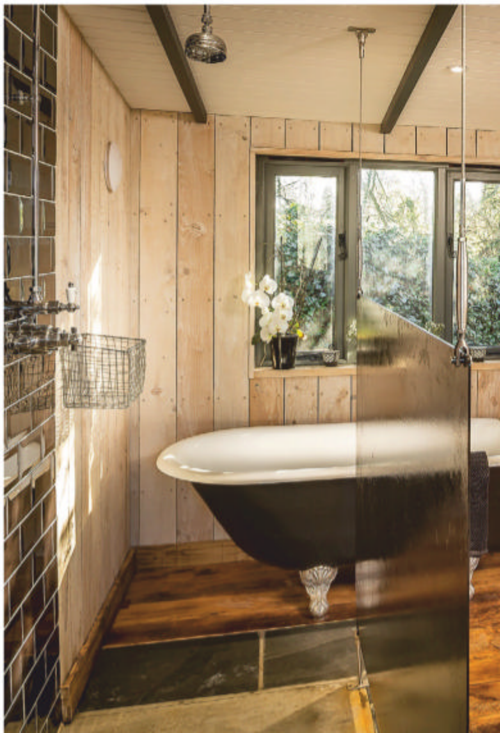




WHIMSICAL TOUCHES *of the American West, such as a wagon wheel, cowboy boots and saloon sign* (above)*, are right at home in the cottage. Owner Sarah Stanley* (middle left) *spotted the cottage's potential right away. The unique curved roofline* (left) *arches over the main sitting room and kitchen; contrasting colors between the rafter supports and ceiling emphasize the aesthetic of the curvature.*



THE MASTER BEDROOM opens to a private porch. Reclaimed wood floors add a rustic touch to the elegant bathroom (right).



• • •

> “IT’S A VERY CALMING AND TRANQUIL PLACE TO BE, WHERE YOU GENUINELY FEEL FAR REMOVED FROM THE EVERYDAY.”
> —SARAH STANLEY

• • •

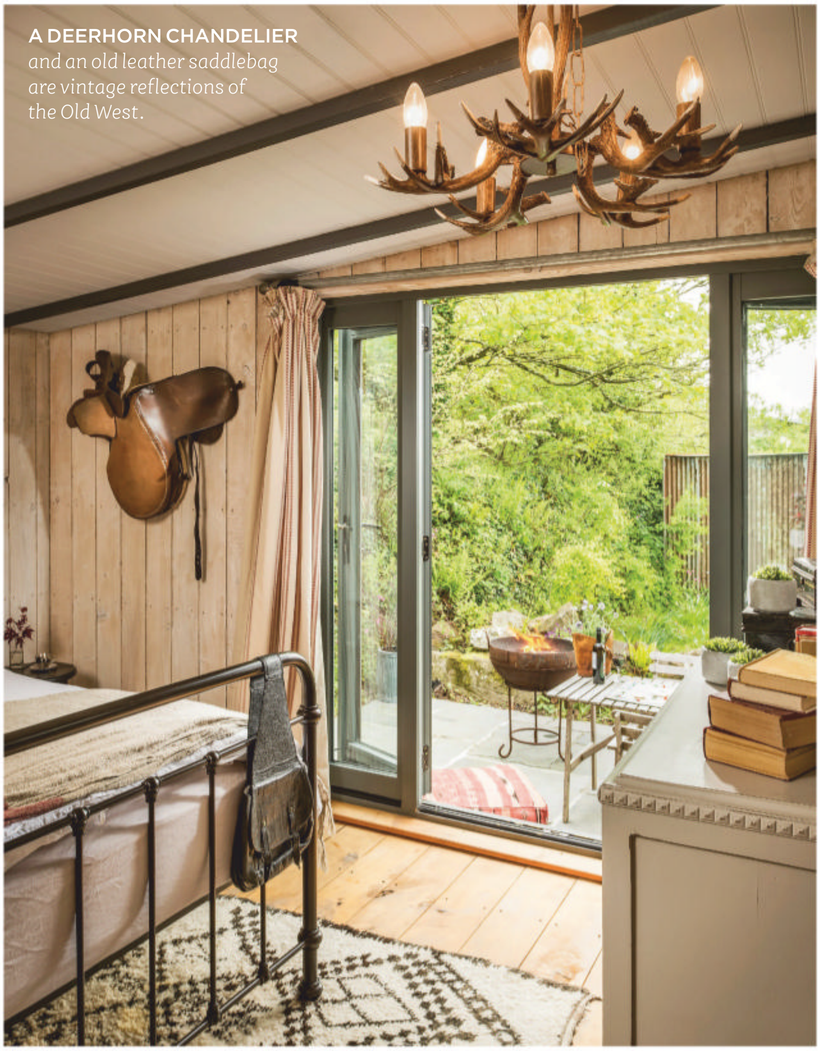
“I love the fact that reclaimed materials have a history,” says Stanley. “They have an interesting patina that just can’t be re-created. These one-off pieces all add to the unique look and feel of the overall scheme.”

Her eye for intriguing design extends to the interiors as well, where she created a look reminiscent of the American West. “The free-spirited traveler essence that the wagon evokes led the entire look,” she says. “The American West theme can be seen reflected in everything from the colorways to the handmade and crafted feel of the rugs and soft furnishings; layered blankets create an around-the-campfire essence.”

Outside, extensive gardens and native plantings of flowers and ornamental grasses add to the aura of a nomadic getaway.

“Landscaping is an integral element to the sitting-under-the-stars-and-around-the-campfire scheme,” says Stanley. “We carefully considered the planting and landscaping to create areas that guests can enjoy together or independently, with a natural pond creating a haven for wildlife. It’s a very calming and tranquil place to be, where you genuinely feel removed from the everyday.”

For more information, visit uniquehomestays.com or call 011-44-1637-881183.



A DEERHORN CHANDELIER *and an old leather saddlebag are vintage reflections of the Old West.*

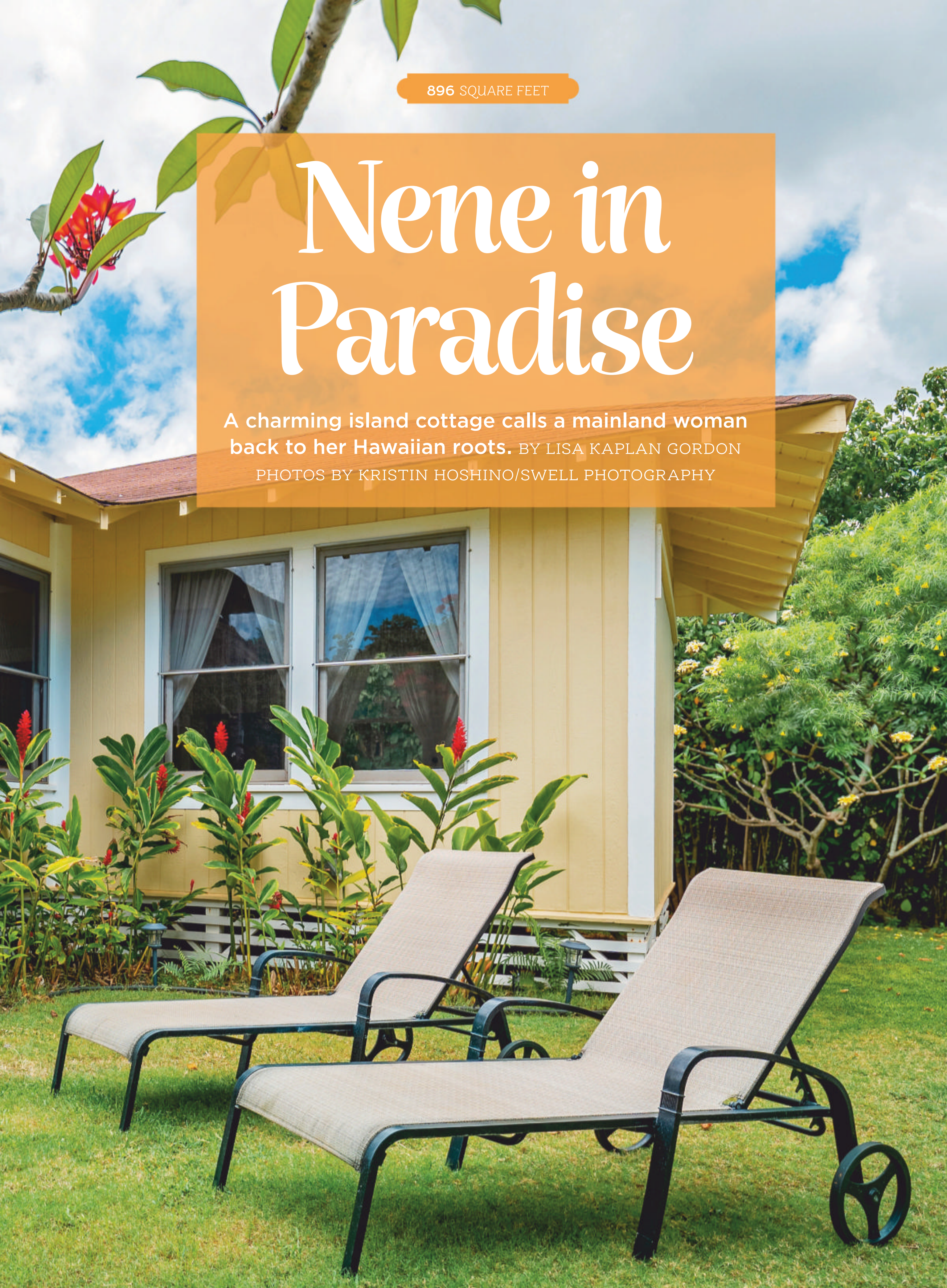
YOU CAN RELAX on the cottage porch or lawn (or take a day trip to Waimea Canyon).

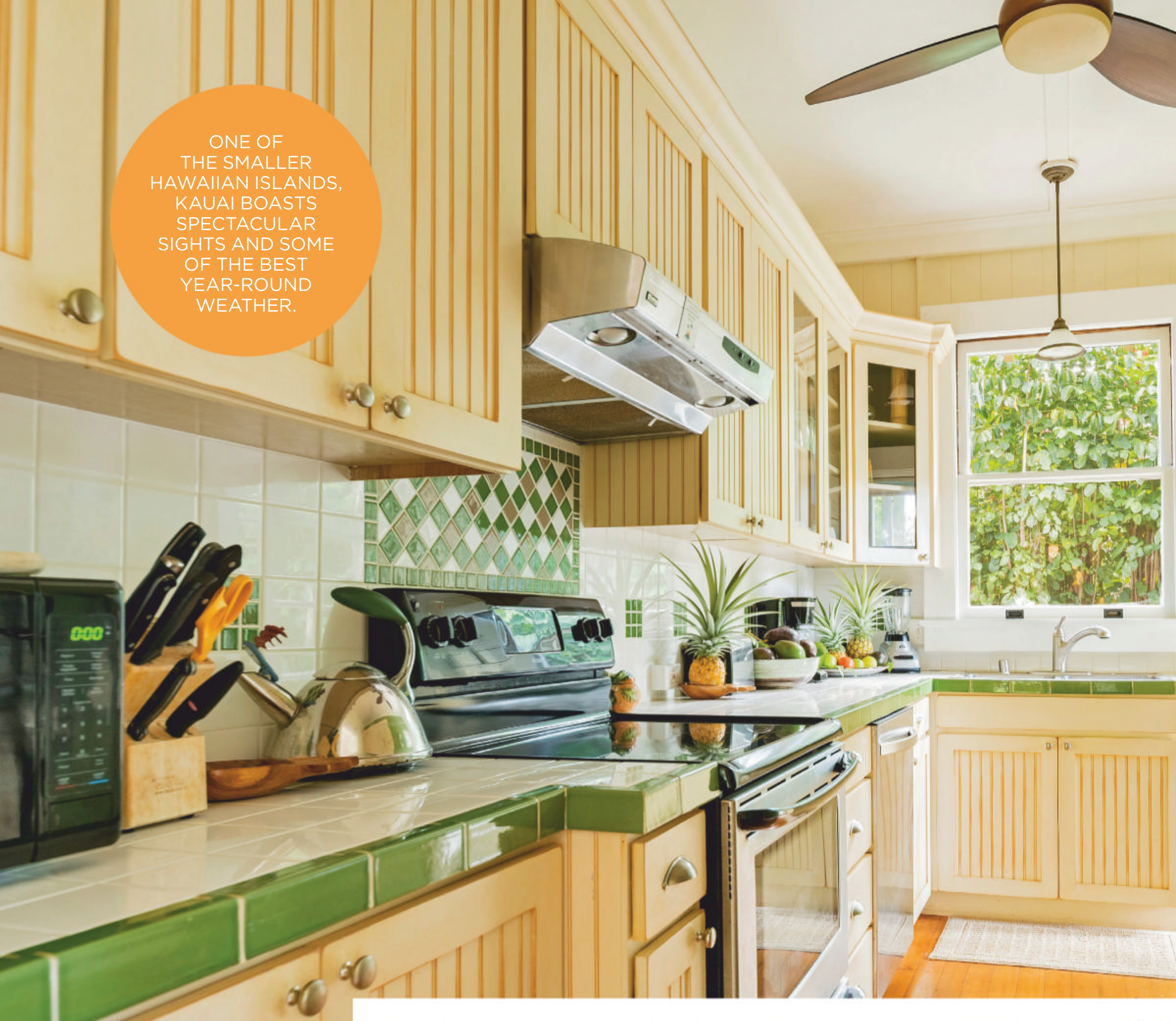
896 SQUARE FEET

Nene in Paradise

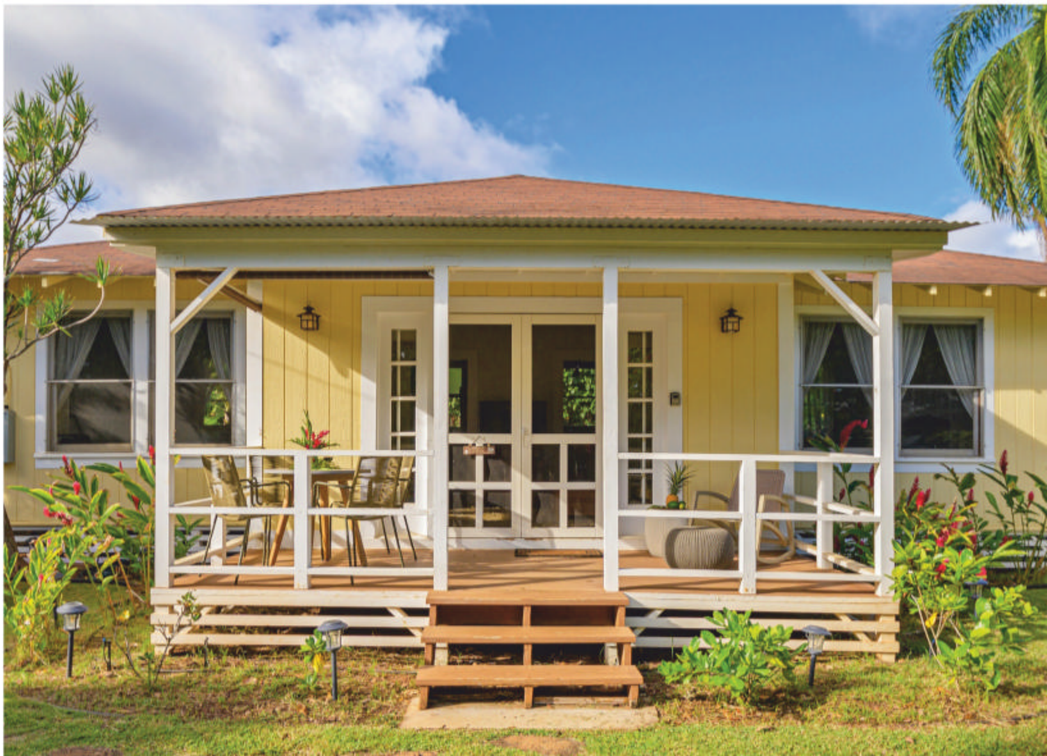
A charming island cottage calls a mainland woman back to her Hawaiian roots. BY LISA KAPLAN GORDON

PHOTOS BY KRISTIN HOSHINO/SWELL PHOTOGRAPHY





ONE OF THE SMALLER HAWAIIAN ISLANDS, KAUAI BOASTS SPECTACULAR SIGHTS AND SOME OF THE BEST YEAR-ROUND WEATHER.



THE SUNNY, REMODELED *kitchen (above and above far right) features wood cabinets and neutral colors accented with touches of organic green. The cottage (right) was built in the 1950s in traditional plantation style.*

This is my happy place," Melissa Lipe says about the Hawaiian islands. "It's my perfect ideal life—the sun and sand and breeze."

While most folks would certainly agree with that assessment of the 50th state, Hawaii holds a special place in Lipe's heart. She spent her early childhood on the island of Oahu, where she often visited her grandparents' cattle ranch. (Fun fact: Lipe's grandfather Martin Knott was inducted into Hawaii's Paniolo [Cowboy] Hall of Fame.)

Although Lipe would settle in the Seattle area and raise a family there with her husband, Kyle, it was small wonder that the islands still called to her. Unable to resist, she and Kyle searched for a getaway and investment property that would give them extra incentive to bask in Hawaii's charms whenever they could get away.

Eventually their search brought them to Kauai where Lipe's parents and a brother live. There they found a charming, 896-square-foot plantation-style cottage in Kekaha, a town on the southwestern edge of the gorgeous island, an area known for its pleasant, sunny skies even when other areas of the islands are experiencing rainy weather.

AL FRESCO DINING *and family time are de rigueur on the cottage's wide and inviting front porch.*

THE KING-SIZE *bed in the master bedroom is detailed in a "Hawaiian old style" featuring a wood frame with a rattan inlay.*

RATTAN FURNITURE *and woven bamboo shades give the living room an island flair. Accessible porches make indoor/outdoor living easy* (below).

"It was so cute," says Lipe. "My first impression was how authentic the cottage is." Originally built sometime in the 1950s, the cottage once served as the home of the manager of the local sugar mill. In keeping with the classic architectural style of indigenous plantation cottages, the house features a wide, welcoming "aloha, neighbor" front porch, a low roofline and generous windows to take in island breezes.

Inside, the cottage boasts 9½-foot-tall ceilings and authentic crown moldings and wainscoting. And the property is only 152 steps from the ocean. Lipe dubbed it The Nene Nest, after Hawaii's state bird, the nene goose.

Lipe says Kekaha is a "true" Hawaiian village where the native language is still spoken in grocery stores and during church services. Downtown features a farmers market, restaurants and shops. The surroundings include the longest white sand beach in Hawaii and the doorway to Waimea Canyon, known as the Grand Canyon of the Pacific.

"Kauai is my favorite part of Hawaii now," says Lipe. "When I get off the plane, I can smell the islands, that floral scent that is so beautiful. I look forward to that scent every time I fly there."

The Nene Nest is available to rent through VRBO: vrbo.com/1920619.

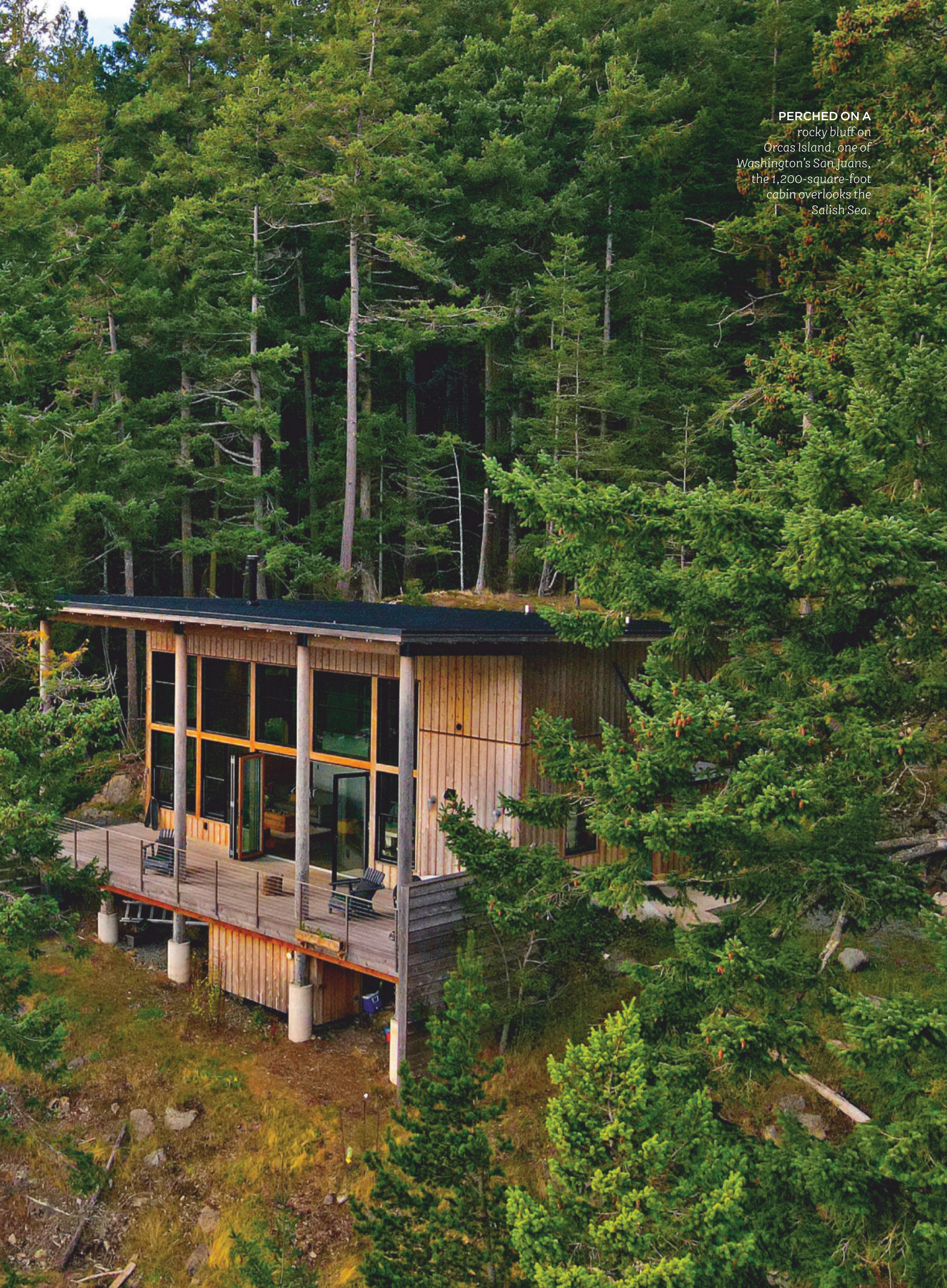
1,200 SQUARE FEET

From City to Serenity

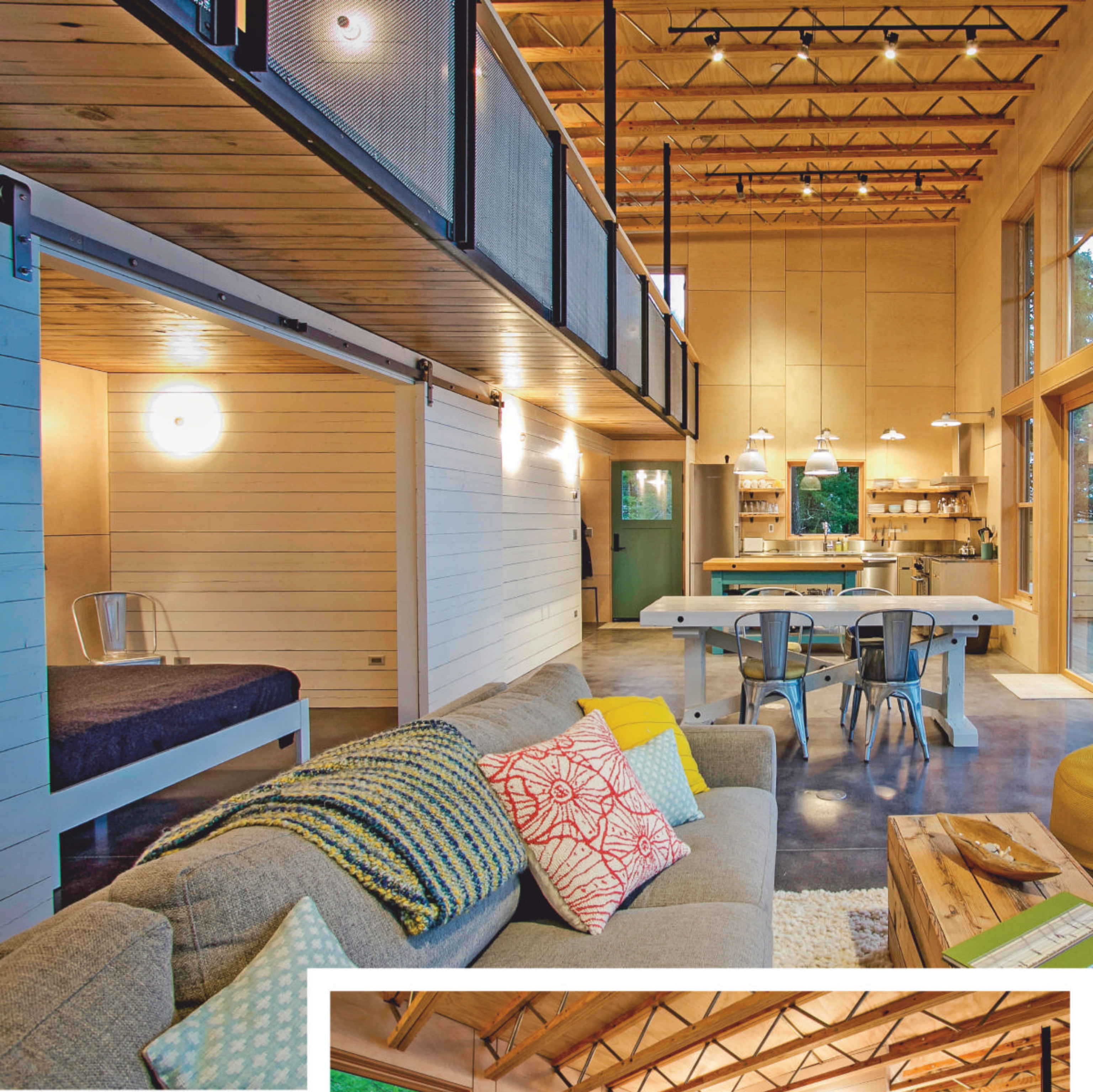
A Seattle family trades the bustle of urban life for a small house on peaceful Orcas Island. BY JOHN RIHA

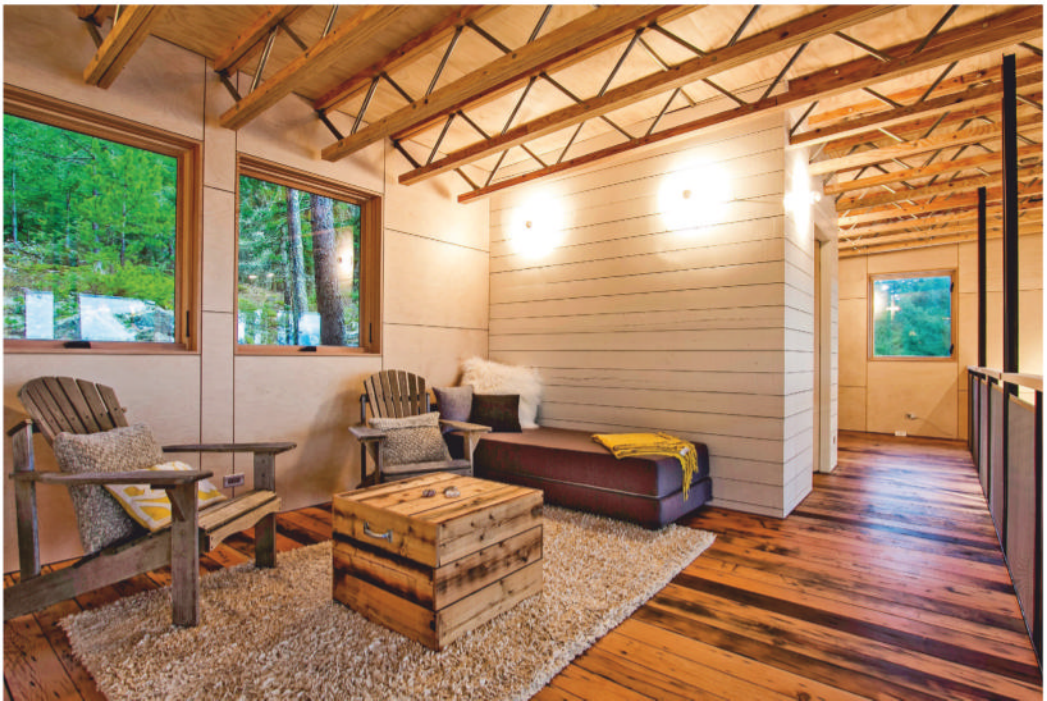
PHOTOS BY ADAM MICHAEL WALDO AND FREE ROAD FILMS

FLOOR PLAN ILLUSTRATIONS: JOHNSTON ARCHITECTS



PERCHED ON A *rocky bluff on Orcas Island, one of Washington's San Juans, the 1,200-square-foot cabin overlooks the Salish Sea.*





SOARING FLOOR-TO-CEILING *windows* (above) *face south to capture winter sunlight. The upper level* (right) *includes a sitting area and bedroom. A compact first-level master bedroom* (middle right) *can be closed off behind sliding barn-style doors. Son Chester* (far right) *enjoys the swing suspended under the family's getaway treehouse.*

The San Juan Islands are the jewels of the Pacific Northwest. Verdant, majestic and enchanting, they grace the western coastline of Washington state. These islands have long been havens for poets and painters who cherish their tranquility, abundant nature and stunning ocean views.

They are also getaway destinations for the many who live and work on the mainland, especially those in the cities. Like others, Brett and Theresa Marl often traveled here for rest and relaxation away from the hectic bustle of life in Seattle. Those visits made them aware that waterfront properties were becoming increasingly rare, so almost 20 years ago they bought a 5-acre parcel on Orcas Island.

"We had no desire or dream to ever build on it," says Brett, "but it gave us a reason to come to the islands on weekends."

Eventually, the Marls had two children. Although they were comfortable in a large Craftsman-style house in the city and had no intention of moving, the couple began to entertain a dream of building a family getaway house on their land. Friends, however, offered cautionary tales.

"Some said, 'Oh, man, it was so painful and expensive and budget overruns were crazy,'" recalls Brett. "But one guy I chatted with said, 'I wonder if I would've been just as happy with a prefab.'"

Having had remodeling experience, Brett knew that on-site construction ate up a lot of personal time, so he started researching prefab possibilities. He was attracted to the modern style of many prefabs, but he wasn't convinced of the quality. "None of them hit the mark," he says. "The attention

> “THE KITCHEN IS SMALL AND SCALED-DOWN, BUT I LOVE COOKING IN IT—EVERYTHING’S SO TIGHT AND ORGANIZED!”
> —*BRETT MARL*

to detail wasn’t quite there.” But when he came across a magazine article featuring the eastern Washington cabin of architects Ray and Mary Johnston of Johnston Architects in Seattle, he knew he’d found an ideal design, even if it wasn’t prefab. The Marls even drove hundreds of miles to tour the Johnstons’ cabin. As Brett stepped inside, his reaction was swift: “This is so cool.”

Over the course of tweaking the design, the Marls huddled with the architects to make the plan fit the site and personalized materials to fit their desire for rustic touches, such as reclaimed woods.

With the house complete, the Marls visited their getaway cabin on a regular basis. What they didn’t

THE BIG VERANDA ADDS A *generous amount of outdoor living area* (above). *The dining table* (far left) *was made from 6-inch-thick salvaged decking. Wide eaves* (middle left) *help ward off Northwest rains. Bunk beds help save space in the boys' upstairs bedroom* (left).

count on was how much they would enjoy it. “We just loved being up in the islands, and the kids loved it,” says Brett. “So a few years ago we were like, ‘Hey, what if we just don’t go back to the city?’”

So they didn’t. They put their Seattle house up for rent and moved full-time into their 1,200-square-foot cabin. With both of their jobs accessible online, they could easily make the transition. Now, several years later, they know they made the right move.

“We love the islands,” says Brett. “But one thing I didn’t realize coming here part-time is how amazing the community of people here are. Everyone helps everyone. That’s a really powerful thing, and we wouldn’t ever want to leave that.”

LARGE WINDOWS *flood the quiet yoga studio with daylight. The Marls—Chester, Brett, Theresa and Jack—enjoy family time by their outdoor fire pit (above).*

SET OFF IN THE WOODS, *the yoga studio is a miniature version of the main house and provides a serene getaway.*

Tiny Homes

Publishers
BEN HARRIS
SEBASTIAN RAATZ

Editorial Director
ANNABEL VERED

Editor-in-Chief
JOHN RIHA

Creative Director
JESSICA POWER

Executive Editor
JANET GIOVANELLI

Design Director
AMY HELIN

Features Editor
ALYSSA SHAFFER

Deputy Editors
RON KELLY
ANNE MARIE O'CONNOR
AMY MILLER KRAVETZ

Managing Editor
LISA CHAMBERS

Senior Art Director
PINO IMPASTATO

Art Directors
ALBERTO DIAZ
JACLYN PARRIS
NATALI SUASNAVAS
JOSEPH ULATOWSKI

Production Designer
PETER NICEBERG

Contributing Writers
STACEY FREED
LISA KAPLAN GORDON
JENNA KAUSAL
HOLLY LEBER SIMMONS
DEIRDRE SULLIVAN
DAVE TOHT

Production Manager
PAUL RODINA

Copy Editor
SHAWN FURY

Production Assistants
TIANA SCHIPPA
ALYSSA SWIDERSKI

Editorial Assistants
MICHAEL FOSTER
ALEXIS ROTNICKI

CENTENNIAL
MEDIA

Co-Founders
BEN HARRIS
SEBASTIAN RAATZ

Chief Financial Officer
ALYSSA SPIEL

Chief Retail Officer
CORT LAMEE

Vice President, Retail Sales
BRIAN THEVENY

Published by A360 Media LLC.

All rights reserved. Reproduction in whole or in part without prior permission of the publisher is prohibited. Printed in the USA.

PHOTO CREDITS

Cover Guillaume Dutilh **2-3** Aaron Fine Architectural Photography **4** Aaron Fine Architectural Photography **5** (upper) Kristin Hoshino/Swell Photography; (lower left) Ecocapsule; (lower right) TruForm Tiny **6-7** ESCAPE Tampa Bay Village **8** (upper) Jack Frog/Shutterstock; (lower) George Rudy/Shutterstock **9** (upper) Chris Pate; (middle) Mr. Nikon/Shutterstock; (lower) Roman Samborsky/Shutterstock **10** Resource Furniture **11** (upper) MK Lasek/Shutterstock; (lower) Resource Furniture **12** (upper) Scavolini; (lower) Bilanol/Shutterstock **13** (clockwise from upper right) Photology 1971/Shutterstock; bmphotographer/Shutterstock; BondRocketImages/Shutterstock; Scavolini **18-21** Ecocapsule **22** Guillaume Dutilh **23** aocemotionlo11/Shutterstock **24** (upper) technomolly/Shutterstock; (lower) Milles Studio/Shutterstock **24-25** (upper) Vitalii Matokha/Shutterstock; (lower left) Page Light Studios/Shutterstock; (lower right) Timbercraft Tiny Homes **26** Wheelhaus/Krafty Photos **27** (upper) davidaguerophoto/Shutterstock; (lower) Artazum/Shutterstock **28** (upper) Timbercraft Tiny Homes; (lower) Exeter_Acres/Shutterstock **29** (upper) Dragana Gordic/Shutterstock; (lower) Lisjatina/Shutterstock **30-31** Timothy S. Allen/Shutterstock **32-37** Aaron Fine Architectural Photography **38-43** CAST Architecture **44-49** Trent Bell **50-55** Richard Lee Johnson/Atlantic Archives **56-61** Richard Lee Johnson/Atlantic Archives **62-69** Gregory Dean Photography **70-71** inrainbows/Shutterstock **72-77** TruForm Tiny **78-79** Guillaume Dutilh **80-81** (upper) inrainbows; (lower) Guillaume Dutilh **82-87** Tiny Heirloom **83** (portrait) Kelsey Applegate **88-93** StudioBuell **94-99** Zerosquared **100-107** Virtuance **108-109** Martin Valigursky/Shutterstock **110-115** Unique Homestays **116-121** Kristin Hoshino/Swell Photography **122-123** Free Road Films **124-125** Adam Michael Waldo **125** (lower right) Free Road Films **126-127** Adam Michael Waldo **128-129** Free Road Films **130** Adam Michael Waldo **Back Cover** (clockwise from upper left) Timothy S. Allen/Shutterstock; Tiny Heirloom; Free Road Films; TruForm Tiny

DINER